Buchanan falls to Allegan in D3 regional finals
Page B1

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included inside

Niles Star

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Ferry Street Neighborhood added to National Register of Historic Places

By MAXWELL HARDEN
max.harden@leaderpub.com

NILES — A neighborhood nestled near downtown Niles has been recognized for its significance in black history.

Niles' Ferry Street Neighborhood has been added to the National Register of Historic Places, according to a January announcement from the Michigan State Historic Preservation Office. The National Register of Historic Places is the United States federal government's official list of districts, sites, buildings, structures and objects deemed worthy of preservation for their historical significance.

More than 100,000 properties across the country, including approximately 2,000 in Michigan, have been listed in the National Register since it was initiated in 1966. In 2022, the SHPO applied for a National Park Service Underrepresented Communities grant to study the Ferry Street neighborhood and list it in the National Register for its significance in black history. Listing residential historic districts gives homeowners access to key tools to preserve their homes such as Michigan's State Historic Preservation Tax Credit, which is now accepting new

See **NEIGHBORHOOD**, page A6

Photo provided by the Michigan State Historic Preservation Office

John W. Moore Prince Hall Lodge No. 42, formerly known as Harrison Lodge No. 6, was founded in 1857 as Michigan's first African American Freemason Society lodge.

Q&A

Primed for the future

Phillips gets creative serving Berrien County students, teachers

By LAUREN RICE
Paxton Media Group

Don Campbell / HP staff

John Phillips is the technology and innovation consultant for Berrien RESA and was recently honored in Tech & Learning magazine. Phillips is also an adjunct professor of esports for Lake Michigan College, is a cofounder of the Southwest Michigan Esports League and board member for the Michigan High School Esports Federation.

ST. JOSEPH — As a technology and innovation consultant for Berrien RESA, John Phillips believes his role involves thinking not only about what has to be done in schools, but what they can also be doing.

In addition to thinking outside the box to teach concepts at all grade levels with fellow consultant Megan Roth, Phillips is an adjunct professor of esports for Lake Michigan College, is a cofounder of the Southwest Michigan Esports League and board member for the Michigan High School Esports Federation.

He was recently recognized by Tech & Learning magazine for his work as a consultant for Berrien RESA, winner of the "Best Example of Professional Development in the Midwest." Phillips' work experience predates his time in Berrien County, notably building community in Battle Creek through a mustache society.

Herald-Palladium Staff Writer Lauren Rice recently sat down with Phillips to talk about his work and the impact he wants it to have.

In reference to your work, you've talked about empowering teachers and providing tools to students. What does that look like day-to-day for you?

Oh my gosh. It looks like no two days are ever the same. It is so cool, because it's like working in a private chef situation. Every challenge is different. A teacher will call and say "Hey, I have this really awesome idea, but I'm not 100 percent sure how to pull that off." And that's where myself and my partner Megan are like "Cool, let's figure this out."

If it succeeds, we give all the credit to the teacher. If it doesn't go well, we'll take the heat and continue moving forward to figure out how it can be successful.

Do you have any examples of situations that were interesting challenges to work through?

Right now, AI is a massive challenge for schools. Teachers don't have enough time in their day to stay up on the newest, latest, greatest, what's changed, deep fakes, and all this other stuff. So it's on us to kind of understand the trend. Where is this going? How can we harness this for good? Instead of just the terrible stories you hear in the media.

We're always looking for the positive on technology. There are times when they'll come to me with an idea and I'll say, "That's a terrible idea, because you can do this better without a digital tool." Our job is not only digital based, it's analogue based.

Right now, I'm working with New Buffalo Area Schools and we're teaching their students how to do maple syrup production because they have no concept, or very minimal concept, that maple trees are where maple syrup comes from. Their syrup comes from Meijer.

They have taps out – not right now, because it's still too cold – but soon. They're going to gather sap, they're going to learn how much sap it takes to do the actual process and how much physical work there is to have maple syrup being produced. Because, again, they have no concept. The stuff you buy at the store, unless it's authentic maple syrup, is corn syrup.

They're learning that syrup is sugar, and that the entire structure of a tree is sugar-based. That is completely lost to a generation, or five. This goes all the way back to the Native Americans. There's a huge tribal connection for the making of sugar from maple trees. And birch trees, and walnut trees.

It sounds like what you do goes beyond software or things on screens?

It's bigger than that, it's analytical thinking. We're in a world now where data is the new analytical currency. Students need to understand, yes, we're doing this maple syrup thing. We also may have developed an app alongside of it to track the weather and learn to track the weather trend over time of how it's going to work for or against them in the production process. Because maple syrup requires a freeze and a thaw if it's going to run that day.

We can talk about the economics behind it all, and why you pay $20 for an authentic bottle of syrup. There's reasons and rationale behind it. And we can tie it in with artificial intelligence: what role is that going to play in forecasting?

It's teaching kids how to look at the bigger view that used to be niche to specific experts. But because of technology, is far more accessible to get their hands on data. You never

See **PHILLIPS**, page A3

EDWARDSBURG

Village Council hosts February meeting

By JUSTIN FLAGEL
Leader Correspondent

EDWARDSBURG — The Edwardsburg Village Council heard the Proclamation for the Celebration of America's 250th Anniversary at their regular monthly meeting on Monday.

The proclamation was read by Village President Dennis Peak and was supported by the Edwardsburg Historical Museum. During the public comment portion of the meeting, additional background was provided by Pat Bellaire. Bellaire also noted additional events planned at the museum, as well as a new monthly newsletter. Those interested can subscribe at edwardsburgmuseum.org.

Edwardsburg is reviewing applications for Third-Party Administrators for the Michigan State Housing Development Authority Community Development Block Grant program. The village received applications from Market One and Great Lakes Housing Services.

Peak reported that he, along with Trustee Terry Bidwell and representatives of the Department of Public Works (DPW), met

See **VILLAGE**, page A4

Monday Evening Club tours nearly completed Edwardsburg Library

Maxwell Harden / Leader Publications

Members of the Monday Evening Club present Cass District Library Director Chris Korenowsky with a donation Monday following a tour of the new Edwardsburg Library branch.

By MAXWELL HARDEN
max.harden@leaderpub.com

EDWARDSBURG — Members of Monday Evening Club toured the new Edwardsburg Branch of the Cass District Library on Monday as construction nears completion.

The tour, led by newly appointed Cass District Library Director Christopher Korenowsky, allowed those visiting a glimpse into the new 10,000 square-foot building, set to open next week.

Those in attendance were shown a café space honoring a longtime library supporter, a great room, multiple department spaces, a quarterly art exhibit, a makerspace and a rentable community room.

Korenowsky explained the careful thought that went into planning each detail of the space, from a mural created by the Pokagon Band of Potawatomi to a story walk that will guide families through the outdoor path on the grounds.

Initially organized to improve literacy and engage in charitable and civic affairs, the MEC will be celebrating 132 years of existence this year. The club's first meeting was hosted Nov. 19, 1894, inside of Mary Latson's millinery store. The MEC expressed its excitement and enthusiasm for the new library and presented the library with a donation.

The library expansion was prompted by a facilities master plan conducted in 2021, and was brought to fruition by a successful Headlee Override millage in August 2022. The project is governed by the Cass District Library Board, which supports all five branches of the library throughout the county.

The new Edwardsburg Branch will host a grand opening ceremony at 1 p.m. Friday, Feb. 27 this year and will serve residents throughout the village and surrounding areas.

"This is the first brand new library built in Cass County since 1978," Korenowsky said. "Not a renovation, not an addition but a brand new building? It really is a momentous occasion and we're delighted to be able to open our doors in just two weeks."

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FRANKLY

Tips and quips

What is Frankly? It is where readers sound off on issues of the day. Have a tip or a quip? Call Frankly at 269-687-7700 or email rich.cains@leaderpub.com.

■ Only foolish Americans believe other countries are paying these Trump tariffs. Wake up. Ask any local retailer if they have had to pass these added U.S. taxes onto you.

■ Why was Fox news the only network not broadcasting the Pam Bondi hearings? Are they worried that the Murdoch's or some of their anchors will be named in the files?

■ Congratulations to Gabby Carson for earning a triple double in basketball as a freshman. Go Bucks!

■ What a blessing to the community! New Vision Church, may God continue to guide and bless your ministry.

■ Speak up in your local community. You have a lot more power than you think. Chances are many more people feel the way you do about things.

■ So, I guess the EPA is basically worthless now. No more regulations on the amount of fossil fuel pollution kicked up into our atmosphere. People, we breathe this air. Do you think the oil and coal companies care about your lungs?

WEATHER

Saturday Night: Snow likely, mainly after 1 a.m. Mostly cloudy, with a low around 28. Chance of precipitation is 60 percent. Snow accumulation of less than one inch possible.

Sunday: Snow. High near 32. Chance of precipitation is 80 percent. New snow accumulation of 1 to 3 inches possible.

Sunday Night: Snow likely. Mostly cloudy, with a low around 23. Chance of precipitation is 60 percent.

SMC board approves Dr. Klint Pleasant's contract

By JOHN EBY
Southwestern Michigan College

PLEASANT

At its regular meeting on Wednesday, Feb. 11, the Southwestern Michigan College Board of Trustees unanimously approved the contract of Dr. Klint Pleasant, incoming ninth president of SMC.

Board Chair Thomas F. Jerdon said that trustees have reviewed extensive compensation data from the other Michigan community colleges as well as national data. While the national figures show a higher average for base salary, in-state data was used to adjust and review other items. The contract was also reviewed extensively by the college attorney.

"The goal here was to craft a contract that is fair and competitive," Jerdon said. "Dr. Pleasant's contract provides for a base salary of $219,600, as well as health care that is the same as all other employees, retirement contributions and other fringe benefits common to other Michigan community college CEOs. This base salary aligns with what we advertised in our national search."

During the national search conducted in 2025, SMC evaluated 128 applications that resulted in the selection of Dr. Pleasant.

The three-year contract starts April 6, 2026, and runs to April of 2029 with an option for a one-year extension. During that time, Pleasant will be eligible for salary increases at the same rate as other employees at the college.

Pleasant, a lifetime Michigander, has worked in higher education for 28 years and has spent the last 20 years in administration. He earned a Bachelor of Science in Kinesiology from Lipscomb University, a Master of Arts in Education from the University of Tennessee and a Doctor of Education in Educational Leadership and Strategic Change from Lipscomb University. Since 2017, he has served as the Senior Vice President and Special Assistant to the President at Rochester Christian University (RCU) in Rochester Hills, Mich.

Since 2005, Pleasant has spent time managing enrollment, development and athletics. Additionally, he has been involved with strategic planning, student mentoring, student retention and community relations. Lastly, he has served as an instructor in the classroom and is a published author.

In addition to Pleasant's expertise in higher education administration, he has also been a highly successful college basketball coach, as he was recently inducted into the Michigan Basketball Hall of Fame.

Pleasant is a sought-after speaker and has led numerous leadership retreats, along with speaking regularly at conferences.

Pleasant managed a transition at RCU, transforming the Athletic Department into an extension of the Enrollment Office. Under his leadership, the student-athlete population grew from 135 to 430, growing the athletic department from eight varsity sports to 23 and bringing critical net tuition revenue dollars to the institution. He also led the Enrollment Office (both student-athletes and non-student-athletes) to its highest headcount total in the 65-year history of the institution, while also maintaining a fundraising portfolio and securing multiple major gifts over the years.

He and his wife have a passion for the arts and appreciate the importance of performing and visual arts on SMC's campus.

Pleasant will replace Dr. Joe Odenwald, who is now president at Alma College. Brent Brewer has served as Interim President since May 2025.

Cross-country runner honored during Cass County stop

SUBMITTED

Photo provided

Cass County Commissioner Sam Barrera awarded a Cass County challenge coin to Noah Coughlan, who is on a mission to traverse all 50 states on foot.

CASS COUNTY — Shortly after 1 p.m. Monday, a lone runner pushing a jogging cart adorned with an American flag made his way up the hill on Edwardsburg's Main Street, escorted by a Cass County Sheriff's Office deputy. At the top of the hill, a small crowd had gathered – children holding handmade signs, residents waving American flags, and Cass County Commissioner Sam Barrera prepared to recognize the runner with one of the County's most distinct honors: a Cass County challenge coin.

Noah Coughlan is currently undertaking a 5,500-mile journey across the United States, traveling on foot through all 50 states to promote a message of unity, perseverance and shared national pride. On Presidents' Day, Coughlan passed through Cass County as he ran from Union to Niles, marking another milestone in a months-long effort that has captured attention and support from communities across the country.

Commissioner Barrera presented Coughlan with the county challenge coin as a gesture of welcome and appreciation for his commitment and endurance. The challenge coin is reserved for individuals who demonstrate exceptional dedication, service or achievement, and the presentation recognized both the physical demands of the journey and the broader message behind it.

"Running across this country takes incredible grit, determination, faith and perseverance," Barrera told Coughlan when presenting the coin. "We are honored you're passing through our community today and it's my pleasure to present you with our county challenge coin. We're wishing you strength for the miles ahead."

Coughlan has previously completed four cross-country ventures covering various regions of the United States. Through this latest effort, he aims to become only the third person known to have crossed all 50 states on foot.

"It's a message of unity," Coughlan said. "It's a message that we're stronger together. There's nothing political about it. The flag's not political. The flag belongs to all of us. We've come a long way in 249 and a half years, and we're looking forward to the next 250."

The journey is scheduled to conclude around Independence Day 2026, aligning with the nation's 250th anniversary. Along the way, Coughlan is honoring veterans, celebrating American communities and encouraging unity across geographic and cultural divides.

Residents who gathered in Edwardsburg offered encouragement as Coughlan continued on his route through the county to Niles. For many, the moment represented more than a brief stop along a long road – it was a reminder of shared values, resilience and the power of individual determination.

Coughlan departed Cass County Monday afternoon, continuing his journey toward his next destination and the many miles still ahead.

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OBITUARIES

Ronald Behnke

July 1, 1941 – February 17, 2026

Ronald "Ron" Behnke, 84, of Cassopolis, passed away peacefully at his home on Tuesday, February 17, 2026. Ron was born on July 1, 1941, to Emil and Eva (Bennett) Behnke in Dowagiac, Michigan. He graduated from Dowagiac Union High School in 1960, where he was a member of the football and track teams, and a proud member of Dowagiac's first-ever wrestling team.

Ron met the love of his life, Barb, in the 7th grade at the Polish Dance Hall in Dowagiac. They married on January 20, 1961, and spent decades building a life together on their farm in Cassopolis. A lifetime resident of Cass County, Ron worked at Rudy and Sunstrand, forging friendships that lasted a lifetime. He was also a skilled mason, a craft he learned from his father. Ron never met a stranger; he was a master storyteller who always had a joke ready to share, often turning a trip to town into an hour of laughter. To those who knew him best, he was Dad, Grandpa, Papa, Jaws, or Booray.

Ron was a "road farmer," putting countless miles on his vehicles to deliver food and goods to family and friends. He was a fixture in the community, and many will remember him as "Ronnie the pickle man." He took great pride in sharing his famous recipes and teaching anyone willing to learn. Ron loved his hunting trips to Wyoming, fishing in the U.P. and Canada, and spent his retirement antiquing across the U.S. with Barb and tending to their garden. Ron was an avid fan of the Green Bay Packers. He enjoyed playing cards, canning, and was an active member of the Dowagiac Lions, Moose Lodge, and Conservation Club.

Ron was preceded in death by his wife, Barb; parents, son-in-law, Jeff Johnson, and brother-in-law, Jim Polashak. He is survived by his children, John (Tina) Behnke, Judy Johnson, and Jamey Behnke; grandchildren, Kyle (Johanna) Johnson, Matthew (Kelley) Behnke, Valerie (Erik) Tapia, Nathan (Lauren) Behnke, James (Shayna) Behnke, and Sonny (Chelsea) Behnke; 13 great-grandchildren; siblings, Sherry Polashak, Bill (Karen) Behnke, brother-in-law, Bill (Elane) Firestone; and countless nieces, nephews, and loving friends. Ron enjoyed a life well lived. He was truly a one-of-a-kind person who will be deeply missed by all who knew him.

A Memorial Gathering to celebrate Ron's life will be held from 12:00 – 4:00 PM on Saturday, March 14, 2026 at Dowagiac Lions Club, 28606 Blue Bird St, Dowagiac. In lieu of flowers, memorial contributions in Ron's name may be directed to the Dowagiac Wrestling Team. Arrangements were entrusted to Clark Chapel – Starks Family Funeral Homes, Dowagiac. Those wishing to share a memory or leave condolences are invited to visit Ron's personalized webpage at www.clarkch.com.

Michael Medlin

Michael Medlin, 67, passed away on February 14, 2026, in Eau Claire, Michigan. Funeral services will be held at Bowerman Funeral Home & Cremation Services in Eau Claire on Saturday, February 21, 2026 at 12:00p.m. with a time of visitation beginning at 11:00a.m. Arrangements have been made by Bowerman Funeral Home & Cremation Services. www.BowermanFuneral.com.

Elaine Gibson

Elaine Gibson, 91 of Niles, passed away, Friday, February 13, 2026. Funeral services will be Wednesday, February 18, 2026 at 11:00 A.M. at St. Paul's Lutheran Church in Niles with visitation beginning at 10:00 A.M. at the church. Brown Funeral Home & Cremation Services handling arrangements. www.BrownFuneralHomeNiles.com.

Deborah Bookout

February 10, 1965 – February 15, 2026

Deborah Jeanne Bookout, 61, of Niles, died Sunday, February 15, 2026.

Her life began February 10, 1965 in Findlay Ohio, one of two children born to Mel and Lesley Bookout.

Debbie graduated from Niles High School in 1983. Following high-school she moved to New York and worked in retail management. She later moved back to Niles, working in the insurance industry. Most recently she was employed by Paddletek.

Debbie owned horses and she enjoyed riding and caring for them. Debbie could often be found in the sun and walking the beach looking for beach-glass. She never found an animal she didn't like, especially cats. Debbie planned to reincarnate as a cat, so watch for any strays because you never know.

Debbie will be greatly missed by family and friends. She is survived by her son, Joshua Abbott of Niles; mother, Lesley Bookout of Niles; brother, Robert (Tricia) Bookout of Niles; five aunts, Susie Counts of Niles, Stephanie Anders of Niles, Mary Jo Hosack of Texas, Kathy Baker of Tennessee, Julie (Kerry) Klemm of Tennessee; numerous cousins, nieces, nephews and her special friend Peter.

Family and friends will gather for a celebration of Debbie's life on April 11, 2026 at the Elks in Niles. Time to be announced.

The family prefers memorial donations in Deborah's name be directed to Psi Iota Xi National memorial fund, care of Sara Overway, 211 Princeton Lane, Logansport, Indiana 46947.

Arrangements have been entrusted to Halbritter Wickens Funeral Services, Niles. Please share a memory or a message online: halbritterwickens.com.

Joan Hahn

June 26, 1933 – February 17, 2026

Born in Chicago, IL on June 26, 1933 to Mae (Bleskan) and Roy Heywood. Preceded in death by her beloved husband Nevin A Hahn Sr, her mother Mae (Bleskan) Putman, her father Roy Heywood and her son in law Michael Keenum.

Survived by her son Thomas Hahn (Kathy) of Homer Glen IL, her daughter Kathleen Keenum of Cassopolis MI, her son Nevin Hahn Jr (Bette) of Ingleside IL, her son Roy Hahn (Arlene) of Sycamore IL, her son James Hahn (Leanne) of Orland Park IL, her son Robert Hahn of St. Joseph MI, her son Daniel Hahn (Andrea) of Homer Glen IL, and her daughter Colleen Laino (Marc) of Chicago IL. Also survived by her sister Donna Moreland of Marshall TX.

Grandmother of 26, great grandmother of 30. Aunt to many beloved nieces and nephews. Joan enjoyed music and travel, loved to play canasta, and was an avid reader. She spent many wonderful years with her family enjoying Diamond Lake in Cassopolis, MI and she was a dedicated member of the Cass County Council on Aging. A celebration of life will take place in the warmer months on a date to be announced. Donations in Joan's name can be made to Cass County COA.

Lucille Harrell

March 4, 1931 – February 10, 2026

Lucille Harrell, 94, residing at 700 Dickenson Rd, Chesterton, IN, entered into rest at 3:13 p.m. Tuesday, February 10. Lucille was born on March 4, 1931, to the late Emmett and Florence Webber. She was a lifelong resident of Niles, except from 1950 to 1954, when she joined her husband, Violas "Jake", during his service in the Air Force. During that time, she lived and worked in Austin, Texas, where he was stationed.

She graduated from Niles High School in 1949. During her senior year, she split her days between attending classes and working at Tyler Refrigeration as part of the school's first cooperative education (Co-op) program. While attending Niles High School in grades 10 through 12, she enjoyed playing basketball and volleyball through the Girls Athletic Association.

After her time at Tyler Refrigeration, Lucille moved to Austin, where she worked as a receptionist for the Texas Highway Department and once typed a legal brief for the former governor of Texas. Upon returning to Niles, she served for many years as a secretary at the Church of Christ on Yankee Street, followed by eight years at the Fairland Church on River Bluff Road. In her later years, she worked for 26 years as secretary and receptionist for Dr. Betty Parker, chiropractor, in Niles. She also volunteered her time at the Niles Senior Center.

In the earlier years of her marriage, she and Jake enjoyed camping and exploring with their sons Alan and Michael, often in the south) Tennessee and Kentucky). They did a lot of sightseeing from 1970 to 1983. She loved spending time with her son and their families. She also loved making her homemade English toffee and sharing it with family and special friends. She and Jake were married on December 26, 1950, and then she joined him in Austin Texas, South Dakota and Puerto Rico during the four years he was in the Air Force. She is survived by her sons Alan (Ginny) of IN, Michael (Sara) of FL, grandchildren Courtney of IL, Alaina of IN, Megan (Tyler) of MN, Taylor (Quincy) of WI and Justin (Danielle) of AZ and 5 great-grandchildren. She was preceded in death by her parents, Emmett and Florence Webber, brothers Donald Whalen, Clare and Leroy Webber, sisters Norma Mochour and Iva Skinner and her husband Violus "Jake."

Funeral services will be held on Thursday, February 19, 2026, at 1:00 pm at Palmer Funeral Home-Hoven Chapel in Buchanan Michigan. Ron Webber will be officiating the service. Friends may visit with the family Wednesday, February 18, 2026, from 5:00 to 8:00 pm at the funeral home and Thursday, February 19, 2026 beginning at 11:00 am. Burial will immediately follow at Union Cemetery, Berrien Center, MI. In lieu of flowers, donations in Lucille's memory may be given to the charity of the donor's choice. Online condolences may be offered at www.palmerfuneralhomes.com.

Gerry Craene

Gerry Ann De Craene, 79, passed away on Wednesday, February 11, 2026, in Niles, Michigan. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Leader Publications publishes death notices at a cost of $15. Extended obituaries are priced based on character count. For more information, or to submit an obituary, email obits@leaderpub.com.

PHILLIPS

From page A1

know which student is going to be inspired by what, or what cool idea could come from it.

Why is your job important?

In education, we're often told what we have to do. I fit the niche, and my partner Megan (Roth) fits the niche, where we fill the parts where "We should also do." You have to teach math. You have to teach reading. We're like "Yeah, cool, but we could do that by teaching science through maple trees." Or by doing this data study, or by using robots to learn about momentum or angles, or measurement, or writing a story about the robot.

It's taking modern tools and turning them into a traditional teaching method that's more interesting to kids. Because we live in the Instagram generation, you've got about a 15-second time span before you lose 'em. If you keep it dynamic and engaging and entertaining: that's why esports is popular.

Think back to my generation: that's why Oregon Trail was popular. Oregon Trail was hugely transformative, and horribly made. If you think about it, it was really boring. What did you do? Make some choices, watch a wagon roll across the screen. However, there were chances for success and chances for failure, and instantaneous feedback.

It's not like books. Books can give the instantaneous feedback, ish, but you have to go digging hard for it. I can tell you more bout the Oregon Trail than I learned in any history class because of how much time I spent playing that game.

How does that translate to impact? Have you seen this benefitting students, teachers?

Oh, 100 percent. We've used a program called Game Over Gopher, which was developed by New Mexico State University, to teach students about coordinate plane. We looked at the data that came in from statewide assessments, and kids were not doing well on X-Y coordinate plane. And we were like "OK, New Mexico saw this, and they developed this game."

It's essentially Plants vs. Zombies, but very intentionally scaffolding how coordinates can be developed. So they can learn one coordinate plane, and the next level goes up to positive and negative coordinates, and the next level goes to "Oh, now we have a Y variable that can also be negative." Then you have a four-quadrant setup that kids are learning through fun, because they want to beat up the gophers.

It's so silly, but it works. I had a kid who was taking a standardized assessment, flagged me over. He's like "It's Game Over Gopher!" In the test? What are you talking about? And it was coordinate plane. He had connected that dot. He wasn't thinking it was coordinate plane, he thought it was Game Over Gopher. And at that point I knew we were onto something, because we were breaking through concepts that are hard.

Fractions are hard. Fractions are less hard when you get to do them in a game setup, or some other hands-on way of learning that is different from what we've been doing.

It sounds like part of the goal is to meet students where they're at, in terms of attention span and concepts?

Absolutely. I mean, look at me. I'm an ADHD-enhanced human, and I spent far too much time in the hallway in middle school because I was bored. The concepts were boring. I knew them, I had straight-As, but I was disruptive as crap because of it. I always think "How could middle school me do better now, had I had a set of adults willing to challenge a little harder?"

I was going to ask what motivated you to get into this, is that part of it?

It's funny. My grandma taught in a one-room schoolhouse way, way, way back. One of her sons taught, he was a high school history teacher. So when it came down to what I was going to do with my life, everyone thought I was going to be a music teacher because I did so much music stuff growing up – big band nerd here. It ended up being too much, I burned out on it.

But in the back of my head I still loved tech. My dad ran a real estate company – still does. He used me to teach other Realtors to use the multiple-listing system to list houses for sale on the internet. So from the age of 11, I became a trainer of people in how to use technology. It was a direct correlation to go do this in classes.

What kind of impact has this work had on you?

There's so many stories. I went back to my hometown, and walked into Best Buy. My wife and kids were with me, I can't remember why we went to Best Buy. But I get up to the register, and this kid's standing there. He looked kind of familiar, but I wasn't sure. I was just making friendly banter.

"Did you used to teach at Urbandale Elementary School?" I said "Yes." He says "I'm (Adam), who you had all those years ago. I still remember your class and that's why I'm big into tech now, why I'm working at Best Buy, and I'm getting a degree in computer science."

I didn't prompt that, it just came out. Mind-blowing. This kid was almost selectively mute. He did not have a lot of friends when he was with us in elementary school. I love it that he now has his tribe. He found his people, he knows what he wants to do with his life because I was the crazy guy who didn't mind jumping up on a table and being a little out there.

The stories like that are really what keep me going. It is not the compensation – because this is a job you do for passion, not profit, in the great big game of the world. But that's most human services.

On top of working for Berrien RESA, you also work as an adjunct professor here at LMC. What do you teach?

I am an adjunct professor of esports. I taught Esports 100 in the fall, which is teaching, basically: Why does this matter? Why is this an industry? What impact does this have on people's lives? And for the students interested in an esports production major, it's a required class.

Now, I'm teaching Esports 110, which is called game studies. It's actually an esports and humanities course because we're looking at it from the cultural impact of gaming on society. Because if you put your head around it, the first video games started rolling in 1970. And it's now 2026. That's 50 years of history that has really evolved over time.

When you think about the societal changes we have gone through over time, if you think about some of the storytelling that's been done through gaming culture, just through games. Look at how ubiquitous Minecraft is. For a game that is just blocks: massive cultural impact. Because it showed the shift from taking a game just being something you consume to something you participate with actively. And there isn't necessarily a defined storyline. It's what you make.

I think that is where we're seeing the transformation with all this. The transformation in society, if you look at it, is like literature. Literature, through the course of time, has always been there to follow what's happening in cultural impact. Now, gaming has taken that spot.

How long have you been doing this?

I've worked with esports up here, advising and helping on the side – Berrien RESA's big, we started Southwest Michigan Esports – we've been doing this for six years. We started before COVID-19 and could continue because gaming is an online forum.

We met (Kyle Kelly, director of esports at LMC). All along, we've been developing alongside of each other, and a lot of the students who go through our high school esports program end up here at LMC doing whatever. But because they know this resource exists in our community, eventually there was enough demand and need for Kyle to have someone come in and help out.

I was able to come in and start teaching esports 100 and 110 to help give Kyle chances to develop cooler stuff.

So you do these classes here, the Southwest Michigan Esports league, the high school esports federation. What keeps you going?

It's my passion, I run around. I warned you, I'm an ADHD-enhanced human. If it's something I think could possibly impact students' lives, I'm going to chase it. It could be I run into a wall, hopefully not, but eventually we'll find a way to make it work. One way or another.

There have been things we've started where – you have to know when to hold 'em, know when to fold 'em. Some things you're just like "We're not ready for that." But if you go around the country and start talking to other states, things that we've been doing here in Berrien County are just now starting to catch on, three to five years later, in other areas of the country.

We're able to swing in and be like "We did this five years ago, what do you wanna know?"

Do you have any examples of that?

Esports. We were really early to get that into schools and talking about it from an academic lens to say "Here's all the career opportunities that come alongside this." We worked with the Network for Academic and Scholastic Esports Federations, and I actually was a NASEF mentor.

They pick like 20 out of the globe to do that per year. I was able to work with them, and through that, we've been able to bring opportunities back to these students.

We had a student from Buchanan able to go out to L.A. to try out for an esports team because he knew me, he knew NASEF, he knew our league and that connection shortened the line for him to get discovered for what he's good at.

Similarly, we did maker fair for five years. People in this area still talk about it. It died with COVID-19, unfortunately. It was because it was a community gathering showcasing the career opportunities here in Berrien County. Kids got to weld. Kids got the

See **PHILLIPS**, page A4

PHILLIPS

From page A3

chance to play with robots. They got the chance to make art with a steamroller. We did really cool stuff to try to help them understand everyone's a maker.

... Everyone's got a creative in there somewhere. What it looks like or manifests as, that can be different, but everyone's got a creative in there.

Do you ever have to contest with the perceptions around esports held by people who may not have been exposed to the skill or time invested into the activity?

It's actually really funny. Over the course of time, that barrier has started to fall, because when we say there are $42 million in college scholarships to be an esports athlete, all of a sudden this is more piquing people's interest.

Instead of a kid sitting in their basement playing games for no reason, now they're looking at those students to be the future med students driving the surgical robots because they understand the hand-screen correlation required to do surgery with a DaVinci robot.

Similarly, drone piloting. They're looking for kids who can do the same thing. Gaming sets you up in a situation where you don't physically touch the stuff. You have controllers.

If you look at submarines now, a lot of them use Xbox controllers to control the physical submarine. It's the ubiquitous nature of the way that system has evolved. There's a very strong reason why that industry is $7 billion, and that's on the low side, for how much money it's making in a year. It's because as humans, we want a chance to experience things in a low-stress, high-reward way.

As long as it's not completely crazy, Berrien RESA is extremely supportive of all of it, which I think is really awesome for this community. We've led statewide projects from our little county down here in the corner because we have taken those risks.

We led a statewide classroom makers project and had ambassadors all over the state of Michigan. To this day, I still walk into schools all over the state and see resources that we helped bring into those classrooms. Those students are still using them, and those concepts are still thriving, which is fantastic.

If you don't see a pathway, it's really hard to figure out micro steps to get there. How many barriers can we break down for those students to have exposure to as many possible chances to be successful in the future? That drives me every day.

Please tell me about the Battle Creek Metropolitan Area Mustache Society.

Oh my goodness, you went searching. The Battle Creek Metropolitan Area Mustache Society was a group of guys that formed around the idea that a post-industrial town that had really seen a decline in population and fun things to do needed some perking up to try to do something better for the community and really raise some awesome money for people.

We started with some simple events like chili cook-offs or cardboard sled races, and it's evolved that even now, 15 years later, they're still doing these activities and supporting charities like Leila Arboretum – if you've never been there it's gorgeous in Battle Creek – and they got a disc golf course installed out there because of the work the BCMAMS have done.

They still do the cardboard sled race every year. They do a rock music festival. They were like "What if we do a rock festival?" And we were like "OK, sure, let's try it." And now you have Leilapalooza. There's like 50 bands in little Battle Creek.

There's a gentleman named Jeremy Andrews who really helped drive the force on this, and he's still there, still going. But we're finding more people want to contribute back to the society. They want to be part of a community good. They want to do fun stuff.

When I moved away from Battle Creek, I was a little sad that I didn't have anything like that here, but I had a wife, kids and I've got family stuff. It was great when I was younger, that I had the time to contribute to that. I didn't have facial hair at that time, so that was even better. I was the bald-faced guy who was part of that group.

Is there anything else you think people might want to know about you?

It's so cool being part of this community. Having been an outsider coming in, it's neat. Because I don't think those who have lived in this county for their whole lives truly appreciate how dynamic this area is.

Especially with all the things going on in automation, innovation. Whirlpool has been here for a long time, and people just kind of take things like that for granted. But you go other places in the state, they don't have a Whirlpool. They don't have all the mechatronics and the robotics stuff we do. It's not happening.

It's kind of a cool hub down here, with what's happening in Berrien County. As an outsider coming in, I'm a dork. I'm like "Yeah, let's go learn and see what they're doing in Edgewater Automation. What's Hanson up to now?" I know a lot more now about tool and die. Again, it's so cool.

It's almost a tourist perspective, but I've been here now 11 years. It's not like I'm still a tourist, but I feel like it a little bit. We have the House of David. Most people who come to this area, no clue that existed. They should know: that was a huge turn-of-the-century, transformative move for this area. Be what they may in terms of belief and how that played out. But with their band that toured the country and the world, with their baseball team that toured the country and the world.

Berrien County has been recognized for 100 years plus, for the innovations that have come from this county. I think it's on all of us to continue pushing that forward.

Contact: lrice@TheHP.com, 932-0360

VILLAGE

From page A1

with an engineer to discuss the possibility of a sidewalk on U.S. 12 near the new Edwardsburg Branch of the Cass District Library. They hope to have a bid to bring the council within a few weeks.

Trustee Kellen Van Hulle reported that liability insurance for the police department is increasing significantly, creating a deficit for the 2026-2027 fiscal year. The council discussed the possibility of budgeting additional funds to address the approximate deficit of $11,500.

The council approved sending the DPW's Carroll Stone to the annual Michigan Rural Water Association Conference in March, at an expense not to exceed $1,300.

The council also approved budget amendments and set a public hearing date for the Proposed 2026-2027 Budget for Monday, March 16th at 6:15 p.m., during the regular Village Council meeting. That meeting will begin at 6 p.m.

Stone Lake Manor Apartments is now accepting applicatons for 1 & 2 bedroom apartment homes. We are located at 145 Stone Lake St, just off W State St or Pokagon Hwy in Cassopolis. Please call 269-445-3333. For hearing impaired, please call TTY 7-1-1. Applicants must be 62 or older and/or physically disabled. Rent based on income for those who qualify. Professionally managed by
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MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAMS

Date of Publication: Saturday, February 21
Michigan State Housing Development Authority
735 East Michigan Avenue
Lansing, MI 48912
517-335-2524

On or after *March 3* **the** Michigan State Housing Development Authority (MSHDA) **will submit a request to the** *HUD Office of Community Planning and Development* **for the release of federal Community Development Block Grant (CDBG) funds under** Title I of the Housing and Community Development Act of 1974 (Pub. L. 93-383), as amended, to undertake the following project:

Tier 1 Broad Review Project/Program Title: Five Year Environmental Review for MSHDA CDBG-Funded Homeowner Rehabilitation
Purpose: MSHDA will provide units of local government with funds to provide homeowners, within their jurisdictions, earning at or below 80% of the area median income with assistance for essential home repairs.
Location: The program will service single family homes within Van Buren, Kalamazoo, Calhoun, Berrien, Cass, St. Joseph, and Branch Counties.
Project/Program Description: The CDBG Homeowner Rehabilitation Program aims to improve quality of life for local residents by funding essential home repairs for properties occupied by households earning at or below 80% of the area median income. All repairs must: be eligible under CDBG guidelines as defined in the MSHDA CDBG Policy Manual; comply with local building codes; and meet the MSHDA Housing Rehabilitation Standards.

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known.
Level of Environmental Review Citation: *24 CFR Part 58.35(a)(3)(i)*

Tier 2 Site Specific Review: The site specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: Flood Insurance [Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]]; Coastal Zone Management Act, sections 307(c) & (d); Contamination and Toxic Substances [24 CFR Part 50.3(i) & 58.5(i)(2)]; Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402; Floodplain Management [Executive Order 11988, particularly section 2(a); 24 CFR Part 55]; Historic Preservation [National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800]; Noise Abatement and Control [Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B].

Mitigation Measures/Conditions/Permits (if any):

- **Flood Insurance:** If a home is in a FEMA designated Special Flood Hazard Area, it will undergo further evaluation if flood insurance is required for the property or if the property is not eligible for program assistance.
- **Coastal Zone Management:** If a home is located in a coastal zone, the grantee will consult with the state coastal commission to determine if project activities are subject to state review. The grantee will obtain a federal consistency determination from the state coastal commission detailing any necessary mitigation.
- **Contamination and Toxic Substances:** The grantee will review publicly available records such as the Department of Environment, Great Lakes, and Energy's (EGLE) Remediation Information Data Exchange (RIDE) database, EPA Superfund National Priorities, and CERCLA List. If evidence of contamination at the property is identified the contamination shall be mitigated or remediated under the guidance of the appropriate state agency. For homes constructed prior to 1978, the home will undergo the appropriate lead-based paint evaluation and be subject to appropriate mitigation measures to reach compliance with the HUD Lead Safe Housing Rule. An asbestos inspection will be completed in areas where renovation activities are planned. If asbestos is identified, mitigation measures will be developed to be in compliance with the National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Occupational Safety and Health Administration (OSHA).
- **Endangered Species:** For properties which the project activities include roofing, landscaping, or hazardous tree removal, grantees will review the endangered species listed in their area and consult with FWS if the project actions will adversely affect them.
- **Floodplain Management:** If the project occurs in a Federal Flood Risk Management Standard (FFRMS) floodplain, the grantee must work with a floodplain specialist to determine whether the 8-step decision-making process, the 5-step decision making process, or neither process applies to be in compliance with this Executive Order.
- **Historic Preservation:** A Section 106 review must be completed to determine the potential effect on historic properties. If the project is determined to have adverse of effect on historic properties, consultation with the State Historic Preservation Office (SHPO) to avoid, minimize, or mitigate adverse effects. If adverse effects cannot be mitigated, the applicable party may be removed from the project.
- **Noise Abatement and Control:** If a preliminary screening identifies potential noise generators in the vicinity of the home a noise assessment will occur. If the noise assessment documents an unacceptable noise exposure, mitigation measures will be implemented to eliminate the adverse noise impacts.

Estimated Project Cost: $7,026,000.00

The activity/activities proposed are categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements per *24 CFR Part 58.35(a)(3)(i)*. **An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at** MSHDA's Lansing and Detroit offices (735 E Michigan Ave, Lansing, MI 48912 and 3028 W Grand Blvd, Detroit, MI 48202) **and maybe examined or copied weekdays 8A.M to 5P.M.**

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the MSHDA *Neighborhood Development Division*. **All comments received by** *March 2* **will be considered by the** *MSHDA* **prior to authorizing submission of a request for release of funds.**

ENVIRONMENTAL CERTIFICATION

MSHDA certifies to *HUD* **that** *Anthony Lentych*, **Certifying Officer, in** *his* **capacity as** *Chief Housing Investment Officer* **consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied.** *HUD's* **approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the** *regional housing partnerships in MSHDA's region J* **to use HUD program funds.**

OBJECTIONS TO RELEASE OF FUNDS

HUD **will accept objections to its release of fund and the** *MSHDA* **certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the** *MSHDA*; **(b) the** *MSHDA* **has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by** *HUD*; **or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to** *HUD* **at** *477 Michigan Avenue, 16th Floor Detroit, Michigan 48226-2592*. **Potential objectors should contact** *HUD* **to verify the actual last day of the objection period.**

Anthony Lentych, Chief Housing Investment Officer, Certifying Officer

Presbyterian Women's Association to host 52nd annual Salad Smorgasbord, Style Show

By MAXWELL HARDEN
max.harden@leaderpub.com

EDWARDSBURG — The Presbyterian Women's Association is gearing up for its 52nd annual Salad Smorgasbord and Style Show to be hosted at 6:30 p.m. Thursday, March 19 at the Edwardsburg High School gymnasium.

The event features a wide variety of homemade salads, a style show and door prizes. Each year, the PWA makes a "handmade" quilt to raffle off at the smorgasbord. The event brings together almost all church members to create a memorable evening for ladies from the Edwardsburg community and neighboring areas.

Tickets go on sale Sunday, Feb. 22 immediately after church in the downstairs fellowship hall with admission set at $10. According to the PWA, only 325 tickets are being sold. Those unable to get tickets on Feb. 22 are asked to contact Joann Mackling at (269) 663-2045.

Members of the Presbyterian Women's Association pose for a photo with a homemade quilt.
Photo provided

County weighs options for public transit

Commissioners tasked with forming countywide authority

By LOUISE WREGE
Paxton Media Group

ST. JOSEPH — As Berrien County commissioners consider possibly creating an authority to oversee public transportation countywide, Chairman Mac Elliott said the devil is in the details.

He said commissioners need to be fully briefed on the state statute that enables such an authority.

"Who is the governing elected body over that authority because someone has to be accountable," Elliott said during the commissioners' Committee of the Whole meeting on Thursday. "The last thing we want to do is be in Frankenstein's laboratory and create a creature of statute that takes off down the road and we don't really have any control over it."

Elliott spoke after Dan Fette, community development director, gave a presentation about the need for a countywide transportation authority.

Currently, there are three public transportation systems in the county.

Berrien Bus takes care of rural riders, who make up about 39 percent of the county's population.

Urban areas are served by the Twin Cities Area Transportation Authority, which operates Benton Harbor Dial-A-Ride, and Niles Dial-A-Ride, which provides services in Niles and Buchanan.

Fette said the Michigan Department of Transportation notified the county last August that on Oct. 1, TCATA will no longer be eligible to receive state and federal transit funding.

"Furthermore, MDOT requested that the Berrien County Board of Commissioners incorporate a new countywide transit authority under Michigan Act 196 and have that authority to act as the new legal recipient and designee for all future urban and also rural transit funding," Fette said.

He said TCATA and Berrien Bus both have deficits, with county commissioners subsidizing Berrien Bus with $250,000 this year to keep it running.

"If the new transit authority is not created and designated to receive federal funds, all urban transportation will cease to exist and in all likelihood, by the end of this calendar year, rural transportation will cease to exist as well," Fette said.

He said MDOT would cover 100 percent of costs to create the authority the first year through its Service Initiative Fund. He said MDOT would pay 80 percent the second year and 60 percent the third year.

"The idea there is to allow the services to expand immediately while giving time to the communities to find a long-term funding structure that works," Fette said.

He said the current system is fragmented and inefficient.

Fette said he's going to ask municipalities for letters or resolutions of support for a new transportation authority starting with the St. Joseph City Commission on Monday.

"The clock is ticking, however, and if the county is going to act, we have to consider acting quickly," Fette said.

He said that's because there are public notice requirements, local communities need time to review the information and the creation of the articles of incorporation needs to be coordinated with MDOT.

Fette said there isn't enough time for the authority to be created and to have buses ready to run by Oct. 1.

"That new authority would have to partner with the existing bus systems to buy, essentially, transportation services from TCATA, Berrien Bus and Niles," he said. "In other words, the new authority is essentially the bank. It holds the money from the state and federal government and then it expends those funds by purchasing services from the existing systems for the time being."

By doing that, he said the authority could immediately expand into the urban areas that are currently not served while preserving what exists.

Over time, Fette said the existing bus services would come under direct control of the new authority, but that could take years.

However, Elliott said he has some concerns about that plan.

"Being a conduit for funding gives you responsibility without any authority and I would be reluctant to do that," Elliott said.

He said he's concerned with TCATA's "chronic lack of proactivity and perhaps a waiting game based on some notion that, 'Well, if I don't do anything long enough, the state will come in and rescue me.'"

"That's a bus I don't want to ride on, personally," Elliott said.

He said he's seen deals before where the county provides 60-65 percent of the funding but only has 49 percent of the authority.

"That's a bad way to operate," Elliott said. "If locals want this to happen, they're going to have to loosen their grip on the funding because I can't see doing it if this thing gets going and then we don't have any authority, ultimately, to direct it, because we're going to be responsible. We're going to be putting the money in."

In addition, Elliott said the resolution creating the authority needs to include the history of public transportation in the county and why they are considering creating an authority.

"Six months from now, a year from now, if someone goes back (and) says, 'What did the board do and why did the board do it?' this resolution needs to memorialize the process," Elliott said.

Fette said if the decision is made to create the countywide authority, all affected municipalities will be notified and given 30 days to opt out if they wish.

County Commissioner Jim Curran said he has been a part of discussions to create a countywide transportation authority since 2012.

Repeat performance

In December of 2016, county commissioners endorsed consolidating the existing transportation systems into a more efficient operation that would reach more residents.

That was based on a 2014 report recommending consolidation.

At the time, Fette said he had secured preliminary agreements with Niles and Buchanan officials to participate in the countywide plan and was planning to meet with TCATA officials.

Earlier in 2016, Benton Harbor city commissioners unanimously approved a resolution stating the city was not interested in joining any other entity.

On Thursday, Fette said most of the work to create an authority has already been done, although it needs updating.

He said the challenge in 2016 was how to write the articles of incorporation in a manner that provides fair representation to the parties most impacted.

"It's clearly going to be the question here as well," Fette said. "You have three systems' assets that would have to be transferred to this authority. They've spent money. They've built the personnel. They've built the assets. Presumably, those three systems are going to want some super majority or representation. The county, which probably has the most to contribute, would also want that."

He said the county would not be legally liable for the operations of the authority.

"Part of the idea here is to get these bus systems out of the situation where they're on the books with the governments," Fette said. "Creating the authority makes the authority eligible for funding and if financially it works, it works. If financially, the community after three or four years is unwilling to support transportation through some kind of dedicated local funding source, which is possible, then it's the authority that winds up operations, not the county."

Riders affected

Fette said if TCATA and Berrien Bus cease to exist, about 150,000 annual passenger rides taken by 10,000 to 12,000 people would disappear due to lack of funding, which includes 55,000 annual rides used by about 5,000 to 6,000 elderly or disabled passengers.

Fette said the urban area TCATA is supposed to be serving runs from Benton Harbor along Lake Michigan to the state line with Indiana. However, he said TCATA only serves Benton Harbor and the surrounding area. He said that leaves about 22 percent of the county's population – an estimated 34,000 people – with no transit service.

"The reason for that is that there is no local matching funding to provide service to these areas," Fette said.

In 2007, Benton Harbor voters approved 1.25 mills for 20 years to support public transportation, with the millage expiring in 2027.

Contact: lwrege@TheHP.com, 932-0361, Twitter: @HPWrege

League of Women Voters to host event about voting rights

By PMG STAFF

The League of Women Voters of Berrien & Cass Counties, Benton Harbor-St Joseph Alumnae Chapter Delta Sigma Theta Sorority and Maud Preston Palenski Memorial Library are hosting "Voting Laws You Didn't Know You Didn't Know" next month.

According to a news release, the event will feature guest speaker Lilly Eggers, organizing strategist for the American Civil Liberties Union of Michigan. The event is from 6-7:30 p.m. March 11 at the St. Joseph library.

The presentation will be on voter rights law, with a focus on rights at the booth and at registration. It will be designed to discuss the basics as well as lesser known laws affecting voting rights that affect individuals.

This is an in-person event and no reservation is required.

Area residents are invited to join for an important discussion about election law.

For more information contact Dorothy Parker by email at dparker.lwvbc@gmail.com, or Lisa Slavicek at lslavicek@sjcity.com.

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NEIGHBORHOOD

From page A1

applications for 2026.

"Adding the Ferry Street Neighborhood to the National Historic Register highlights this area's important African American history and its connections to events occurring across America," said Niles History Center Director Christina Arseneau. "This presents an opportunity for Niles to look to the neighborhood's beginnings – its churches, school, businesses and residences-and use these lessons of the past to plan for the present and future."

First established in the 1840s, Niles' black population in the Ferry Street Neighborhood grew to become relatively large among Michigan cities, even before the Great Migration drew large numbers of black migrants northward. The neighborhood is anchored by the site of the segregated Ferry Street School building, a one-room schoolhouse from 1867 built for black children, two church congregations in Mount Calvary Baptist Church and Franklin AME Church, John W. Moore Prince Hall Lodge No. 42 founded in 1857, along with surrounding homes. Famed activist Sojourner Truth spoke at Ferry Street School in 1873.

According to the Niles History Center, neighborhood was home to prominent black families in the city, including Charlotte "Lottie" Wilson, the first black student to attend the School of the Art Institute of Chicago and a suffragette who challenged the white-dominated movement by asking them to take up the cause of the discrimination black women faced in public accommodations.

Her best-known work, titled "President Lincoln with a Former Slave" depicts the historic 1864 meeting between Abraham Lincoln and Sojourner Truth. Wilson presented this piece to President Theodore Roosevelt at the White House in 1902. The painting then hung in the White House for a time, making her one of the first black artists to have work displayed there.

On May 12, 2023, Ferry Street School suffered a devastating fire with only the north facade remaining after the flames swept through. The City of Niles and the Ferry Street Resource Center decided to preserve what remained and is in the process of creating a memorial park to honor the school's historic legacy.

Niles man found dead in St. Joseph River

By PMG STAFF

NILES — A Niles man was found dead in the St. Joseph River over the weekend, authorities confirmed Monday.

According to a news release, the Niles Police Department 911 center received a call at 12:22 p.m. Sunday for a body that was found in the St. Joseph River. The body was found by two individuals who were walking on the pathway along the east side of the river.

Officers responded to the east shoreline between the Broadway and Main Street bridges, where they located the body submerged just under the surface of the water.

With assistance from the Niles Fire Department river rescue team, the body was removed from the water and transported to a secure location for initial examination by the medical examiner.

Using identification that was found on the body, police said the subject was Michael Allen Witt, 59, of Niles.

As no obvious indications for cause of death were observed, an autopsy has been scheduled to be performed at WMED in Kalamazoo.

Elite Aesthetics opens in downtown Dowagiac

By MAXWELL HARDEN
max.harden@leaderpub.com

DOWAGIAC — A downtown Dowagiac building has a new lease on life as a state-of-the-art medical spa.

Community members gathered at 113 Commercial St. Wednesday to celebrate the grand opening of Elite Aesthetics' Dowagiac location with a ribbon-tying ceremony presented by the Greater Dowagiac Chamber of Commerce. Instead of a traditional ribbon cutting ceremony, the chamber uses a ribbon tying ceremony to signify the businesses and the community coming together as one.

Elite Aesthetics offers IV therapy, vitamin infusions, dermal fillers, TOX treatments, advanced facials and more, with services designed to meet a broad range of clients and price points.

"[The response] has been overwhelming," said owner Dr. Emily Mitchell, a board-certified general surgeon who has served the greater Michiana area since 2015. "That's what I love so much about Dowagiac. That's why I wanted to start my business here. Everyone's just been so supportive and welcoming, and just a big family. I've really enjoyed this process."

While building her surgical practice in Elkhart and expanding her role at Ascension Borgess Hospital in Dowagiac, Mitchell launched Elite Aesthetics in 2018 at 515 S. 2nd Street in downtown Elkhart, Indiana. As interest in aesthetic services grew locally, she saw an opportunity not only to expand her business, but to invest in downtown Dowagiac.

"I fell in love with the downtown and the people," The town is so supportive; they're all open-minded. It's great for me since I'm already in the area as a surgeon, so it's just bringing more options to the area."

Mitchell purchased the aging Commercial Street building in 2024. She approached the Dowagiac City Manager's office about possible funding opportunities that would help her rehabilitate an older building to house her business, as well as an upstairs apartment and an event space.

Together, Mitchell and the City started a discovery process and worked with the State of Michigan to secure $440,214 in funding that made her project possible: A grant from the Michigan Economic Development Corporation's Build My Community initiative in the amount of $365,049 and Brownfield Tax Increment Financing of $75,165.

With determination, vision and funding assistance, the building was restored from the inside out.

"This is a project that takes vision and for most people, it takes some time to be able to work through all the state processes that are necessary to do it, but she just knew what she wanted to do," added City Manager Kevin Anderson. "We got her in contact with the state, we worked with the state officials to help these things together and she just ran it. Between the Investments of herself, the state, and the Brownfield, this all came together very quickly and it's really all centers around her determination of her vision for the project. As you can see, it is a major boon for downtown."

The project is the latest significant investment in downtown Dowagiac buildings in recent years, which includes the Baker's Rhapsody building at 144 S. Front St., the Flowers by Anna building at 111 Commercial St., the Oak and Ash building at 109 S. Front St., the Altus Apartment building 143 S. Front St., the upcoming Wounded Minnow building project at 234 S. Front St. and more.

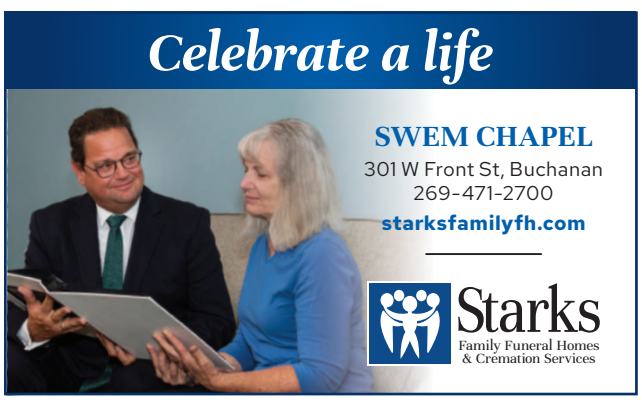
"If you take this project and start looking at the kind of private investment that has happened in the downtown area over the last decade, it's tremendous," Anderson added. "It's the kind of investment that communities our size throughout the midwest would absolutely love to have. It's taking place right in front of our eyes. It's truly a renaissance."

Maxwell Harden / Leader Publications

From left: Chamber of Commerce President Kris Soenen, Elite Aesthetics owner Dr. Emily Mitchell, Dowagiac Mayor Patrick Bakeman.

Mitchell and city leaders believe Elite Aesthetics will be a destination location bringing people from throughout the Michiana region to Dowagiac.

"There really are no medical spas in this area," Mitchell said. "There are medical spas in St. Joseph and people drive a good 30 to 40 minutes to get there so it's nice to have something right here down the road."



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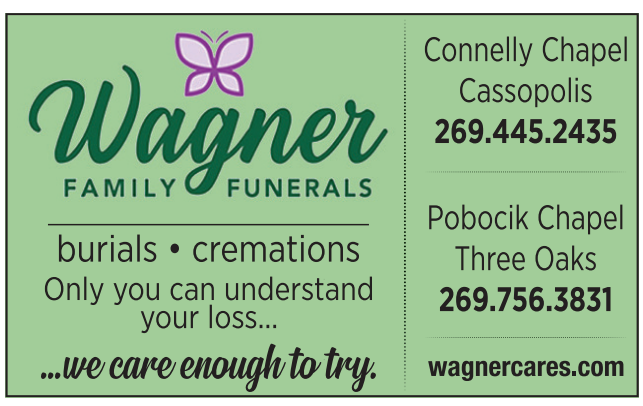

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Dowagiac hires Joel Brawley as its new football coach

By MAXWELL HARDEN
max.harden@leaderpub.com

DOWAGIAC — Dowagiac has found its next football coach.

Dowagiac Union Schools announced the hiring of Joel Brawley as the high school's new head football coach. Brawley replaces Duane Davis, who resigned last month after rebuilding and stabilizing the program over his five seasons at the helm, which included a share of the 2025 Lakeland Conference Championship.

Since 1950, Dowagiac is second among lower southwest Michigan teams in wins (436) and first in win percentage (.630). In 1990, the Chieftains became the first program in Cass County to win a football state championship, earning the Class B title.

"It is an honor to lead such a historic program and have the ability to build our student athletes into future leaders," Brawley stated in the release. "My goal is to develop our players to be better people, students, and athletes by the time their 4 years in this program is over. Our standard will be built around respect, accountability, and execution. We as a program will exemplify championship level excellence within the classroom, community and football field day in and day out. We will also have a heavy focus on the process/habits that strongly impact what a successful outcome looks like.

See **BRAWLEY**, page B2

File

Dowagiac Union Schools announced the hiring of Joel Brawley as the high school's new head football coach.

Photo courtesy of Tanya Hagen

Alan Wegner was one of five Cassopolis wrestlers to advance to individual regionals at Saturday's D3 Individual District Tournament.

Area boys wresters advance to regionals

PMG STAFF

DOWAGIAC — District team champion Dowagiac had two individual district champs Saturday at the Division 3 individual district at Dowagiac.

Rooney Olmedo (41-5) captured the 113-pound title, pinning Watervliet's Aleksander Rogers in 29 seconds and then posting a 18-0 technical fall win over Charlie Eding of Hopkins in the championship match.

Jacob Villegas (29-3) took the 144-pound crown, collecting two pins and a 14-13 win over Zayden Rowland of South Haven in the final.

All told, the Chieftains advanced eight wrestlers to next Saturday's Division 3 individual regional at Belding.

Joining Olmedo and Villegas were Cameron White (34-7) second at 150, Weski Wesaw (23-13) third at 150, Jeremiah Hargreaves (19-10) third at 165, Brody Brewer (32-9) second at 175, Tyler Jansen (22-16) third at 215 and Khalif Reyna (35-10) second at 285.

One other area champ was Buchanan's Cooper Mabry (34-2) at 132. Mabry pinned Kaiden Attenberry, beat Damean Mulder of Comstock 3-1 and then topped Hopkins' Luke Klinge 8-4 in the final.

Three others moved on for the Bucks with Lucas Zeiger (36-3) second at 215, John Keser (32-8) third at 126 and Christopher Kern (27-10) fourth at 106.

Four area wrestlers advanced in the Division 2 regional at Niles.

Chase Brawley (39-7) of Niles was second at 285, Cale Myers (36-8) and Gabriel Smith (23-2) of Edwardsburg were third at 175 and 190, respectively, and William Turnbull (34-13) of Niles was fourth at 138.

Cassopolis advanced five wrestlers from the Division 4 district at Bangor. Cameron Westphal (26-19) was second at 126, Elijah Wagoner (43-5) and Easton Mitchell (23-11) were third at 175 and 138, respectively, and Conner Turnbow (26-14) and Alan Wegner (39-10) were fourth at 157 and 165.

Buchanan falls to Allegan in the D3 regional finals

By MAXWELL HARDEN
max.harden@leaderpub.com

DOWAGIAC — While the Buchanan wrestling team may not have won the Division 3 Regional Championship Wednesday night, it left the mat with much to be proud of.

The Bucks defeated host and Lakeland Conference champion Dowagiac 39-36 in an upset in the semifinal round before falling to defending regional champion Allegan 65-12. The Tigers, who defeated Constantine 46-30 in their semifinal, will advance to the team finals taking place Friday, Feb. 27 at the Wings Event Center in Kalamazoo.

"We're super excited for the kids," said Buchanan Coach Andy Riggs. "This is just a culmination of all the hard work these guys have and these girls have put in the whole entire year. We just keep saying 'we're working towards February, 'we're working towards February' and it all came together tonight. They went out and they did everything they possibly could do and put up a fight against Allegan.

"It's hard to put into words, so I'm super happy for everybody and the way that the team event ended."

The semifinal win over Dowagiac was significant for the Bucks, who came up short against them in prior matchups this season. Buchanan's Evelyn First pinned Dowagiac's Doug Herr in the 113-pound class while Lucas Zeiger pinned Tyler Janson at 215 pounds. Earning pins for Dowagiac were Jeremiah Hargreaves over Wyatt Riggs at 165 and Brody Brewer over Jakob Rehmel at 175.

Maxwell Harden / Leader Publications

Buchanan's John Keser attempts to break free from Allegan's Jacob Collier during the Division 3 regional championship Wednesday night in Dowagiac.

"Hats off to Buchanan," Burandt said. "They made some moves, and won the matches they haven't won. We wrestled them quite a bit this year and they had some kids that pulled some things off."

According to Dowagiac Coach Colin Burandt, the 157 and 190-pound bouts changed the scope of the match. Buchanan's Aaron York beat Dowagiac's Weski Wesaw in a 8-5 decision at 157 and Buchanan's Tyler Cords pinned Dowagiac's Skyler Vincek at 190. The Chieftains had not lost to Buchanan in those weight classes prior to Wednesday.

"With a lot of the duels, you can't get pinned," Riggs said. "We've got some guys that we know can win and can pin so if we can stay off our backs in most of them, we're doing all right. It turned into 'where can you get the best matchup' and we felt our best matchup down low was bringing our kids up a weight class, and it paid off. Up high, we needed a swing match. Our 190 pounder, the last two times, got beaten by him, and it was the swing match and he came through in a big way."

While the loss was hard to digest for Burandt and his Chieftains, he was proud of what his young team accomplished and was thankful for the seniors' leadership this season.

"They meant a lot, especially stability wise," Burandt said. "They've been through it, they've been bought into the system for years and they're ingrained in the program. They keep the younger guys on pace and doing the right things. There's only room to grow from there."

See **BUCHANAN**, page B2

Dowagiac's Weski Wesaw finds new life purpose on the wrestling mat

By SCOTT HASSINGER
Leader Correspondent

DOWAGIAC — Weski Wesaw found a purpose three years ago once he began competing in wrestling at Dowagiac Union High School.

Wesaw, now a senior and the Chieftains' varsity starter at 150 pounds, overcame a traumatic and life-altering event in middle school and is now a regional qualifier.

During the summer just before he started seventh grade, Wesaw was diagnosed with Osetosarcoma, an aggressive primary bone cancer most common in children, teens and older adults.

"I found out I had bone cancer in my knee. The doctors told me I had two options. They gave me the option to keep my leg and get a middle knee or I could choose amputation. My aunt chose to keep her leg when she had cancer and it spread throughout her body and she passed away due to it," Wesaw said.

Wesaw's desire to be active and participate in sports was another big reason for the decision he made.

Scott Hassinger / For Leader Publications

Dowagiac's Weski Wesaw practices on the mat Monday at Dowagiac Union High School.

"I had dreams and goals so I leaned towards amputation because they told me it was the only way I could compete in sports was with its removal or a prosthetic," Wesaw said.

Wesaw went through rehabilitation but struggled for a long period with a bit of depression while adjusting to his new normal.

"I had always been an athlete. I played everything as a kid, lacrosse, football, baseball and wrestling. Being a kid then not being able to do things you once did, that's very difficult. Your friend group changes a bit too," Wesaw said.

In his sophomore year, Wesaw and one of the school's athletic directors approached Dowagiac's varsity wrestling coach Colin Burandt with the idea of Weski trying wrestling again.

Burandt was aware of Wesaw at an early age when he participated in Dowagiac's Youth Wrestling Club.

"After everything happened to Weski he was kind've reclusive a little bit," Burandt said. "He felt kind've out of place as a freshman, but he came into his sophomore year with more drive and approached me about joining the team. We just got after it and it's been awesome seeing how he has developed a new purpose through the sport."

See **WESAW**, page B2

Area boys basketball district pairings

PMG STAFF

The regular season is winding down and area teams are gearing up for a postseason run.

Below are the district pairings for Leaderpub teams:

DIVISION 2

At Berrien Springs

Monday, February 23

Buchanan vs. Berrien Springs, 5:30 p.m.

Edwardsburg vs. Dowagiac, 7 p.m.

Wednesday, February 25

Benton Harbor vs. Buchanan-Berrien Springs winner, 5:30 p.m.

Niles vs. Edwardsburg-Dowagiac winner, 7 p.m.

Friday, February 27

Championship, 7 p.m.

DIVISION 3

At Brandywine

Monday, February 23

Coloma vs. Watervliet, 7 p.m.

Wednesday, February 25

Brandywine vs. Coloma-Watervliet winner, 5:30 p.m.

Cassopolis vs. Bridgman, 7 p.m.

Friday, February 27

Championship, 7 p.m.

Area girls wrestlers advance to individual regional tournament

PMG STAFF

DOWAGIAC — Area girls wrestlers punched their tickets to regionals at Sunday's individual wrestling district tournament at Dowagiac.

Chieftain Cinthia Villegas earned a district title at 140. Her teammate, Bailey Ottinger, placed second at 145 to advance to regionals.

Niles' Bianca Martinez-Sandoval moves on to regionals with a third-place finish in 100-pound class and her teammate Tess Brawley placed fourth at 120 to move on. Buchanan's Brynn Mabry qualified for Regionals by placing fourth at 125.

The girls individual regional tournament takes place Sunday, Feb. 22 at Portage Northern.

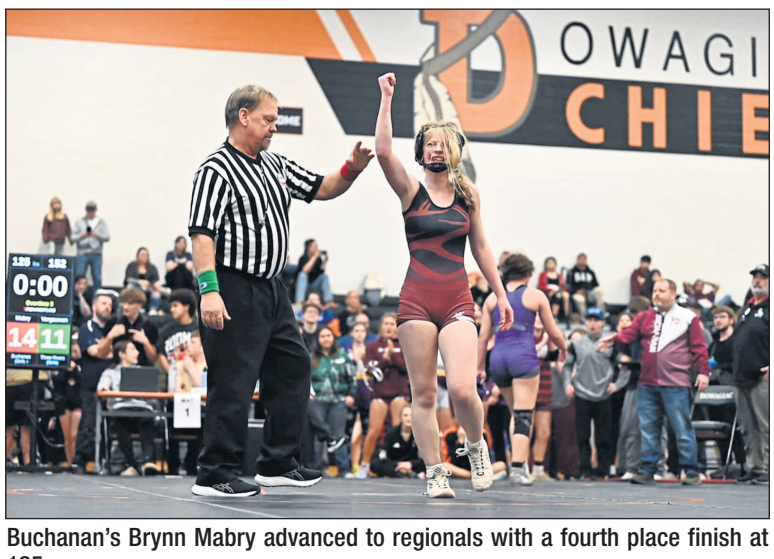
Photos by Tanya Hagen / For Leader Publications

The Niles girls wrestling team poses for a photo during Sunday's individual district tournament at Dowagiac.

The Dowagiac girls wrestling team poses for a photo Sunday at the individual district tournament at Dowagiac.

Dowagiac's Bailey Ottinger placed second in the 145 class Sunday at Dowagiac.

Niles' Bianca Martinez-Sandoval placed third in the 100 class to advance to regionals.



Buchanan's Brynn Mabry advanced to regionals with a fourth place finish at 125.

Dowagiac's Cinthia Villegas earned an individual district title in the 140 class Sunday.

Tess Brawley placed fourth in the 125 class to advance to regionals.

BUCHANAN

From page B1

Against Allegan, Buchanan's Cooper Mabry earned his 100th victory with a pin over Allegan's Jayden Bischoff in the 132-pound class. Tyler Colds pinned Allegan's Rey Hernandez in the 190-pound class and Lucas Zeiger defeated Dylan Ritsema in a 18-11 decision at 215.

Riggs was proud of his team's performance Wednesday and said their chemistry is unlike any he has seen at 401 W. Chicago.

"I've been around Buchanan wrestling for a long time and I've never had a team that wants to hang out together after a meet," he said. "One of the best groups of kids, just in terms of teammates that I've had since I've started. They're super excited for the kids that go out on the mat, and it is truly a team effort."

Riggs said his group of eight seniors laid the foundation for the team to thrive.

Maxwell Harden / Leader Publications

Buchanan's Lucas Zeiger holds down Allegan's Dylan Ritsema during the Division 3 regional championship Wednesday night.

"The reason this team is the way it is is this group of seniors," he said. "They work hard every day. They hang out with everybody, and a lot of times seniors only want to hang out with seniors. These seniors will ask the freshmen, ask the low weights, even if they're not a low weight, 'hey we're going to get something to eat. Do you want to go?' That's their biggest impact on this overall program is just how much more of a team. They look genuinely excited to be with each other. When you put your body through what these guys and girls go through every day, you just have a natural bond because you understand what you have to go through. It's great."

Championship

ALLEGAN 62, BUCHANAN 15

106 — Cullen Vander Kooi (A) m.d. Christopher Kern 16-5; 113 – Jayven Sipkema (A) f. Buchanan; 120 – Sullivan Morgan (A) t.f. Holden Carrington 18-3; 126 – Jacob Collier (A) t.f. John Keser 18-1; 132 – Cooper Mabry (B) p. Jayden Bischoff 1:35; 138 – Hudson VanderKooi (A) p. Camden Stover 0:44; 144 – Hunter Mckee (A) f. Buchanan. 150 – Treydan Vanderkooi (A) p. Aaron York 0:16; 157 – Caden Krusinga (A) p. Wyatt Riggs 2:21; 165 – Ryan Sparks (A) p. Bradley Knight 0:30; 175 – Rysten Williams (A) p. Jakob Rehmel 0:19; 190 – Tyler Colds (B) p. Rey Hernandez 1:48; 215 – Lucas Zeiger (B) d. Dylan Ritsema 18-11; 285 – Ayden Oisten (A) f. Buchanan.

Semifinals

BUCHANAN 39, DOWAGIAC 36

106 — Christopher Kern (B) f. Dowagiac; 113 – Evelyn First (B) p. Doug Herr 2:14; 120 – Rooney Olmedo (D) f. Buchanan; 126 – Holden Carrington (B) t.f. Dylan Valencia 16-1 2:59; 132 – John Keser (B) m.d. Aidan Voorhees 19-5; 138 – Cooper Mabry (B) d. Devin Maddron 5-3; 144 – Jacob Villegas (D) f. Buchanan. 150 – Cameron White (D) f. Buchanan; 157 – Aaron York (B) d. Weski Wesaw 8-5; 165 – Jeremiah Hargreaves (D) p. Wyatt Riggs 1:19; 175 – Brody Brewer (D) p. Jakob Rehmel 0:42; 190 – Tyler Colds (B) p. Skyler Vincek 3:04; 215 – Lucas Zeiger (B) p. Tyler Jansen 0:38; 285 – Khalif Reyna (D) f. Buchanan.

BRAWLEY

From page B1

"I want to thank the mentors who helped prepare me for this role, especially Matt Brawley and Scot Shaw," he continued. "They've shown me what it means to be a relentless competitor and strong leader, and I'm grateful for their guidance. Thank you as well to Brent Nate, Greg Blomgren, and the hiring committee for the opportunity to lead this program. Most importantly, thank you to my wife, Jacki Brawley, and our kids, Nate Brawley and Margaret Brawley, for their constant love and support."

Brawley most recently served three seasons as an assistant coach for junior varsity and varsity football at Niles High School. During his time as a Niles assistant, the varsity team achieved a 31-5 record, three Wolverine Conference titles, two district titles, a regional title and a 2024 State Championship appearance. His coaching background includes two seasons as the head JV girls basketball coach and two seasons as a varsity baseball pitching coach at Niles and was an assistant baseball coach at Lakeshore High School for two seasons.

A 2018 graduate of Lakeshore, Brawley was a three-year starting quarterback for the Lancers and earned first-team all-conference honors in 2017. He was also a back-to-back state champion baseball player in 2017 and 2018 under Mark Nate, who is now Dowagiac's baseball coach. At the collegiate level, Brawley was a three-year football letterman at Olivet Nazarene University, where he helped the Comets reach their first conference championship in 15 years and their first playoff appearance in more than 20 years.

Academically, he earned a Bachelor's in Business Administration with a focus on management, HR and healthcare administration.

WESAW

From page B1

Wesaw admits that wrestling has definitely changed his outlook on everything.

"Wrestling has had a big impact on my life," Wesaw said. "I wanted a purpose to come to school. I had competed in My-Way when I was a kid with two legs and I knew how to wrestle. Going back into it with just one leg was similar to learning to ride a bike again."

One of the biggest adjustments Wesaw had to make was learning how to shoot using his own style.

"Instead of using your knee to shoot, I had to figure out my own way to be able to move and slide through perfectly. When I'm on the mat I just do what my mind tells me to do. I can adapt and match my opponent's energy. It's been a long process that has taken all the way up to my senior year to get the hang of things. Now I've gotten to the point where I can leave everything out on the mat," Wesaw said.

Wesaw boasts a win-loss record of 23-14 this season. He earned third place in last Saturday's Division 3 Individual District Tournament at Dowagiac. The top four place finishers in each of the 14 weight classes move onto regional competition this weekend at Belding.

"Having the home crowd cheering for me was huge. I was really nervous. Before every match I just told myself that I got this and I left everything out there on the mat. My goal is to get to the state meet and I have to just let the wind take me. As long as I give it everything I have, I won't be disappointed. The feeling that my season could be over at any time is what really drives me," Wesaw said.

Wesaw thanked the Dowagiac community for instilling in him the confidence that has made him successful on the mat.

"Self confidence is a very important thing in wrestling," he said. "I have become much more confident in myself thanks to the great support I've received from my friends, family and the community. I just have to give a lot of thanks to them along with my coaches who have accepted me for who I am and made me into the person I am today.

"I approach everything I do with 100 percent effort so I have no regrets. I want to look back and know I have made a big impact in this program."

Wesaw is one of Dowagiac's most versatile grapplers and he comes from a wrestling family.

"My dad was a wrestler and my uncle wrestled and later became a boxer. Even my little sister is on our wrestling team," Wesaw said.

Wesaw plans to continue wrestling in college and plans to pursue a double major in business and engineering.

"My uncle (Eric Ortiz) has really helped me with my moves and helped me to think straight and remain calmer in my matches," Wesaw said.

One of Wesaw's biggest inspirations is Anthony Robles.

Robles is an American wrestler who attended and competed in wrestling for Arizona State where he won a national championship in the 125-pound division in 2011 despite being born with just one leg. His story helped spawn the movie Unstoppable.

"Coaching someone like (Wesaw) is really no different than coaching anyone else," Burandt said. "My approach is that every kid on our team is different. With Weski his style is tailored to what he can do on top and offensive moves. With him there aren't necessarily challenges but he just has to do what fits him best like working for a lot of reversals during a match. He's developed a pretty good shot from when he first began. Our strategy is for him to be aggressive in that first period. He's quick, very resilient, battles through the latter periods and is stronger than many of his opponents. Confidence in his ability, game planning and executing that plan and being a team player are some of his other assets.

"Weski is a great teammate and everyone loves him," Burandt continued. "The other kids see his hard work and resiliency. They just view him as another guy on the team and he's no different than anyone else. His mindset is great. He never makes excuses and he just goes after it and figures things out on the way."

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0900 LEGALS

LEGAL NOTICE
STATE OF MICHIGAN
PROBATE COURT
CASS COUNTY

NOTICE TO CREDITORS
DECEDENT'S ESTATE

CASE NO. & JUDGE
2025-234-DE
Carol M. Bealor

Estate of: Richard Wade LeMieux
Date of birth: April 8,1955

TO ALL CREDITORS:
The decedent, Richard Wade LeMieux, died August 12,2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Robert Wayne LeMieux, personal representative or to both the probate court at 60296 M-62 Cassopolis, MI 49031 and the personal representative within 4 months after the date of publication of this notice, February 21,2026.

Personal Representative
Robert Wayne LeMieux
15892 Guyer St
Union, MI 49130
269-641-7881

STATE OF MICHIGAN
PROBATE COURT
Cass COUNTY

NOTICE TO CREDITORS
Decedent's Estate

FILE NO.
2025-340-DE

Estate of: Karen J. Grigonis
Date of birth: 12/07/1955

TO ALL CREDITORS: *

NOTICE TO CREDITORS: The decedent, Karen J. Grigonis, died 11/21/2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Alison Marie Grigonis, personal representative, or to both the probate court at Law and Court Building, 60296 M-62, Ste., 10, Cassopolis, MI 49031 and the personal representative within 4 months after the date of publication of this notice.

Date 02/10/2026

Alison Marie Grigonis
Personal representative
3123 N Street NW
Address
Washington, DC 20007
City, state, zip
858-774-0594
Telephone

0900 LEGALS

STATE OF MICHIGAN
43rd CIRCUIT COURT

ORDER FOR SERVICE BY PUBLICATION/POSTING AND NOTICE OF ACTION

CASE NO. 2026-000032-CZ

PLAINTIFF'S NAME:
Edwardsburg Estates MHC, LLC C/O-Plaintiff's Attorney

PLAINTIFF'S ATTORNEY:
The Law Offices of Aaron D. Cox, PLLC
By: Aaron D. Cox (P69346) /Elizabeth E. Ellison (P82098)
23820 Eureka Road Taylor, MI 48180
Phone: 734-287-3664

V.

DEFENDANTS:
The Unknown Heirs, Devisees, and Assigns of Albert Watchorn

TO THE ABOVE NAMED-DEFENDANTS IT IS ORDERED:
1.You are being sued in his court by the plaintiff to terminate ownership interests in the 1985 Skyline Park Manufactured Home (VIN MI5388R131V092625) and declare manufactured home abandoned. You must file your answer or take other action permitted by law in this court at the court address above on or before 28 days from the date of last service. If you fail to do so, a default judgment may be entered against you for the relief demanded in the complaint filed in this case.
2. A copy of this order shall be published once each week in THE DOWAGIAC DAILY NEWS (LEADER PUBLICATIONS) for three consecutive weeks, and proof of publication shall be filed in this court.
3. shall post a copy of this order in the courthouse, and at 69425 M-62, site # 26, Edwardsburg, Michigan 49112 (Site of Manufactured Home).
4. A copy of this order shall be sent to THE ABOVE-NAMED DEFENDANTS at the last-known address by registered mail, return receipt requested, before the date of last publication, and the affidavit of mailing shall be filed with this court.

Hon. Mark A. Herman (P34735)
JUDGE
DATE 01/30/2026

STATE OF MICHIGAN
PROBATE COURT
CASS COUNTY

NOTICE TO CREDITORS
Decedent's Estate

CASE NO. and JUDGE
2026-024-DE
Carol M. Bealor

Court address Court telephone no.
60296 M-62,
Cassopolis, MI 49031
(269) 445-4475

Estate of: Shirley A. Brown, Deceased

TO ALL CREDITORS: **

NOTICE TO CREDITORS:
The decedent, Shirley A. Brown, died 11/02/2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Todd L. Brown, personal representative, or to both the probate court at 436 Churchill Dr, Norton Shores, MI 49441 and the personal representative within 4 months after the date of publication of this notice.

Date: February 5, 2026

Peter Taylor P75940
Attorney name Bar no.
1350 W Centre Ave., Ste 200
Address
Portage, MI 49024
City, state, zip
(269)388-6060
Telephone no.

Todd L. Brown
Personal representative
436 Churchill Dr.
Address
Norton Shores, MI 49441
City, state, zip
(231)855-6456
Telephone no.

People Do Read Small Ads. You Did!

PUBLIC HEARING NOTICE
ONTWA TOWNSHIP RESIDENTS

The Ontwa Township Board will hold a public hearing on the proposed township budget for fiscal year 2026-2027 on Thursday, March 9th, 2026, at 6:00 pm.

The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.

A copy of the proposed budget is available in the Township Office on Monday through Friday from 9:00 a.m. to 2:00 p.m. and is also posted on the township website at ontwatwp.org

The Ontwa Township Board will provide necessary and reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven (7) day notice to the Ontwa Township Board by writing or calling the following:

Clerk Tina VanBelle, P.O. Box 209 Edwardsburg, Michigan 49112
Phone: 269-663-2347

Notice complies with MCL 141.436 & MCL 211.24e

Tina VanBelle
Ontwa Township Clerk

0900 LEGALS

Auction Date: Tuesday, March 3rd @ 9:00 a.m
D.W. Enterprise 54961 M-51
North Dowagiac, MI 49047
Units to be auctioned off:
Unit #3 - Joyce Wilson - smoker, TV, clothes, full boxes/bags.
Unit #7 - Estelle Dunomes - exercise items, PC monitor/electronics, full misc Boxes.
Unit #28 - Vicky Taggart-LaBine - indoor/outdoor furniture, front load washer, weed eater, grill, & couple of Boxes.
Unit #48 - Thomas Guntle - fishing gear, Misc. tools, household items & boxes.

To all interested persons, including,
Take Notice: The Contents of Storage Unit #81, located at Diamond Lake Self Storage, 22954 Diamond Cove Road, Cassopolis, Michigan 49031, will be sold via **online auction, beginning February 21, 2026, at 12:00 p.m. through March 6, 2026, at 12:00 p.m.**, on **storagetreasures.com**. Items to be sold will have pictures posted on Storagetreasures.com

Classifieds Make A Cash Connection!

WAYNE TOWNSHIP BOARD OF REVIEW MEETING 2026 Wayne Township Board of Review will hear assessment appeals at the Township Hall 53950 Glenwood Road

Tuesday March 3rd' 2026, 1:30 PM to 2:30 PM, Organizational meeting. No appeals
Monday March 9th, 2026, 2:00P. to 5:00P. & 6:00P. to 9:00P.
Friday March 13th, 2026, 9:00A. To 12:00 Noon & 1:00P. to 4:00P.

Residents & Non-Residents may send letters of protest to the Board of Review, and all letters must be received by March 13th, 2026

Tentative	Ratio %	Factor
Agriculture	47.04	1.0629
Commercial	46.13	1.0839
Industrial	48.13	1.0389
Residential	48.12	1.0391
Personal	50.00	1.0000

Assessments have been adjusted to result in an anticipated multiplier of 1.0000 for each class. With proposal A in effect the Taxable Values, excluding new construction and ownership transfers, are capped at the rate of inflation, 2.7%.

2026 NOTICE OF BOARD OF REVIEW ONTWA TOWNSHIP HALL
26225 US 12 E EDWARDSBURG, MI 49112

BOARD OF REVIEW MEMBERS ONLY:
Tuesday, March 3, 2026 @ 11:00 AM
Organizational meeting to approve the Assessment roll
NO APPEALS are heard during this meeting.

The Ontwa Township Board of Review for 2026 will be held on the following dates:
Monday, March 9TH, 2026 – 9:00 AM – 3:00 PM - Appeals Hearing
Tuesday, March 10TH, 2026 – 3:00 PM – 9:00 PM - Appeals Hearing

Please call the Ontwa Township Hall @ (269) 663-2347 Monday – Friday 8:00 AM – 2:00 PM to set an appointment and get any additional information.

Ontwa 2026 Factors

Class	Study Ratio	Equality	Factor
101---Ag	43.78%	50.00%	1.142
201---Com	47.37%	50.00%	1.056
301---Ind	46.18%	50.00%	1.083
401---Res	47.09%	50.00%	1.062

The Board of Review may meet as many more days as deemed necessary to hear questions, protests, and to equalize the 2026 assessments. **Residents that are not currently in area can protest by letter, provided the letter is received no later than 2:00 PM on March 10th, 2026**
American with Disabilities (ADA) Notice
The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon 7 days' notice. Please contact the Township Hall @ (269) 663-2347.
Board of Review Members: Mike Mroczek, Patricia Bellaire & Patty Lauten
Meryl Christensen (Supervisor)—Board of Review Secretary

Notice of Foreclosure by Advertisement
Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, on March 18, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:
Name(s) of the mortgagor(s): Blake M. Anderson and Madeline G. Gordon
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns
Foreclosing Assignee (if any): Freedom Mortgage Corporation
Date of Mortgage: February 24, 2023
Date of Mortgage Recording: February 27, 2023
Amount claimed due on date of notice: $259,966.58
Description of the mortgaged premises: Situated in Village of Vandalia, Cass County, Michigan, and described as: The South 1/2 of the following described parcel: Commencing 13.43 chains North of the East 1/4 post of Section 27, Town 6 South, Range 14 West; thence North on Section line 3.03 chains; thence West 3.29 chains; thence South along Mill Race to point West of beginning; thence East to beginning.
ALSO, The North 1/2 of the following described parcel: Commencing 13.43 chains North of the East 1/4
post of Section 27, Town 6 South, Range 14 West; thence North on Section line 3.03 chains; thence West 3.29 chains; thence South along Mill Race to point West of beginning; thence East to beginning.
Common street address (if any): 60312 N Main St, Vandalia, MI 49095-9505
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: February 14, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515 1584318 (02-14)(03-07)

0900 LEGALS

CITY OF DOWAGIAC
BOARD OF REVIEW
The Organizational meeting will be held on Tuesday, March 3, 2026, at 3:30 pm at the Dowagiac City Hall, 241 S Front Street, Dowagiac. No appeals of 2026 assessments will be heard at this time.
The Board of Review will hear appeals of 2026 assessments on Monday, March 16, 3:00pm- 9:00 pm and Tuesday, March 17, 3:00 pm - 9:00 pm.
Resident and non-resident property owners may protest by letter if received by noon on Tuesday, March 17, 2026.

Estimated multipliers for each class of property for 2026 are as follows:
Agricultural…….1.0734
Commercial…..... 1.1193
Industrial…….....1.0288
Residential…….....1.1397

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027
The City will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the City Clerk. If you require such aids or services and plan to appeal in person, please call the City.
Shalice Northrop,
City of Dowagiac Assessor

White Space Sells

PUBLIC NOTICE

The Penn Township Board of Review will convene at the Township Hall, located at 60717 Main St, Vandalia, Michigan, on the following dates and times:

Organizational Meeting: (No appeals will be heard at this meeting) Tuesday, March 3, 2026, at 5:00 p.m.

Appeal Hearings:
• Tuesday, March 10, 2026, from 9:00 a.m. to 3:00 p.m.
• Friday, March 13, 2026, from 3:00 p.m. to 9:00 p.m.

The Board of Review will meet to address questions, hear protests, and equalize the 2026 assessments. Residents may also submit protests to the Board of Review by letter. Written appeals must include a completed Board of Review Petition Form (Form L-4035), which can be provided upon request.

Appointments are recommended and can be made by contacting the assessor. Walk-ins will also be accepted.

IMPORTANT:
Residents submitting written protests must ensure they are received by 3:00 p.m. on Monday, March 9, 2026.

The Township will provide necessary and reasonable accommodations to individuals with disabilities at Board of Review meetings with at least seven (7) days' notice. Please contact the assessor for assistance.

Contact Information: Don Jollay, MAAO
Phone: (815) 546-8288, Email: PennAssessor@gmail.com
Mailing Address: P.O. Box 69, Vandalia, MI 49095

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, March 11, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by Jamal B. Smith to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Ruoff Mortgage Company, Inc, its successors, and assigns, Mortgagee, dated December 7, 2020, and recorded on January 12, 2021, in Liber 1188, Page 32, Cass County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated January 12, 2026 and recorded January 20, 2026 in Liber 1271, Page 975, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Thirty-Seven Thousand Eight Hundred Eighty-Six and 06/100 ($137,886.06) including interest at the rate of 3.37500% per annum. Said premises are situated in the Township of SILVERCREEK, Cass County, Michigan, and are described as: Unit 19 in Indian Lake Woods Condominium, according to the Master Deed thereof, as recorded in Liber 847, Page 137, Cass County Records, and any amendments thereto and designated as Cass County Condominium Subdivision Plan No. 12, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 33602 SASSAFRAS LN, EAU CLAIRE, MI 49111 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: February 7, 2026, Randall S. Miller & Associates, P.C. Attorneys for Carrington Mortgage Services, LLC 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00745-1 (02-07)(02-28)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 11, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Bernice L. Crawford, a single woman, to The CIT Group/Sales Financing, Inc., a Delaware Corporation, Mortgagee, dated November 9, 1998, and recorded November 12, 1998, in Liber 681, Page 1291 Cass County Records, Michigan. Said mortgage is now held by U.S. Bank National Association, as Trustee, for Lehman ABS Manufactured Housing Contract Senior/Subordinate Asset-Backed Certificate Trust, Series 2001-B, by assignment. There is claimed to be due at the date hereof the sum of Fifteen Thousand Six Hundred Twenty-Two and 51/100 Dollars ($15,622.51).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 11, 2026.
Said premises are located in the Township of Calvin, Cass County Michigan, and are described as:
The East half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, excepting therefrom, the South 1105.5 feet thereof. Also excepting therefrom, the North 11.65 5/8 chains thereof. Also excepting therefrom, Beginning 6.65 5/8 chains South of the Northeast corner of Section 13, Town 7 South, Range 14 West; thence South 20 rods; thence West 80 rods; thence North 20 rods; thence East 80 rods to the point of beginning. Also excepting therefrom, The North four (4) Rods of the south Fifty-one (51) Rods of the East half of the Northeast quarter of Section 13, Town 7 South, Range 14 West, Calvin Township, Cass County, Michigan. Also excepting therefrom, The North ten (10) Rods of the south forty-seven (47) Rods of the East half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, Calvin Township, Cass County, Michigan. Also excepting therefrom, Commencing 51 Rods North of the Southwest corner of the East half of the Northeast quarter; thence North 264 feet; thence East to the Section Line; thence South 264 feet; thence West to the point of beginning. Section 13, Town 7 South, Range 14 West. Also excepting therefrom, Part of the East Half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, described as: From the Northeast corner of said Section 13, measure North 89 degrees 25'20" West, along the North line of said Section, 1328.03 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section; thence South along the East Eighth line of said Section, 769.32 feet to the point of beginning of the land herein described; thence South 89 degrees 25'20" East, 182.00 feet; thence South 125.00 feet; thence North 89 degrees 25'20" West, 182.00 feet to the East Eighth line of said Section; thence North along the Eighth line, 125.00 feet to the point of beginning.
64277 Union Rd, Vandalia, Michigan 49095
The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: February 7, 2026
File No. 25-015638
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (02-07)(02-28)

POKAGON TOWNSHIP NOTICE OF ANNUAL MEETING, GENERAL, FIRE, AMBULANCE, CEMETERY AND SPECIAL ASSESSMENT FUND BUDGET HEARING.

The Annual Meeting of the Electors of Pokagon Township will be held Wednesday, March 11th, 2026, at 6:30 p.m. in the Township Hall on 30683 Peavine Street Dowagiac, Michigan. Pursuant to MCL 141.412, Township board of Pokagon will hold a public hearing on the proposed Township Budgets for Fiscal Year 2026-2027. The regular Township Meeting will follow the Annual Meeting.

A copy of the proposed budget is available in the Township office on Monday, March 9th, 2026, from 1 p.m. to 7 p.m. and Tuesday March 10th, 2026, from 5:00 p.m. to 6:30 p.m.

The property tax millage rate proposed to be levied in support of the proposed budget will be a subject of this hearing.

Christina Davis, Pokagon Township Clerk, 269-782-8756

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, on March 4, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:
Name(s) of the mortgagor(s): Andrea DePoy, a single woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Date of Mortgage: March 21, 2022
Date of Mortgage Recording: March 28, 2022
Amount claimed due on date of notice: $208,133.61
Description of the mortgaged premises: Situated in Village of Edwardsburg, Cass County, Michigan, and described as: Lot 2 in Pleasant Place Addition to the Village of Edwardsburg, according to the plat thereof recorded in Liber 1-F of Plats, Page 283, Cass County Records. Common street address (if any): 27100 US Highway 12, Edwardsburg, MI 49112-9680
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: January 31, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515 1583008 (01-31)(02-21)

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, March 18, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by Robert A. Puza, Single to Fifth Third Bank National Association f/k/a Fifth Third Bank, Mortgagee, dated March 25, 2019, and recorded on April 17, 2019, in Liber 1153, Page 1631, Cass County Records, , on which mortgage there is claimed to be due at the date hereof the sum of Eighteen Thousand Eight Hundred Seventy-Four and 32/100 ($18,874.32) including interest at the rate of 5.49000% per annum. Said premises are situated in the Township of LaGrange, Cass County, Michigan, and are described as: Lots 115, 116, 117, 118, 119, 120, 127, 128, 129, 130, 131 and 132, Kelsey Lake Terrace, according to the recorded plat thereof in Liber 1 of Plats Page 170 in Register of Deeds of Cass County, Michigan. Commonly known as: 56896 SUNNYSIDE AVE, CASSOPOLIS, MI 49031 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: February 14, 2026, Randall S. Miller & Associates, P.C. Attorneys for Fifth Third Bank National Association f/k/a Fifth Third Bank 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00945-1
(02-14)(03-07)

NOTICE OF FORECLOSURE BY ADVERTISEMENT Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 a.m., on March 18, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT, ANY INFORMATION WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT THE NUMBER BELOW IF YOU ARE IN ACTIVE MILITARY DUTY. Default has occurred in the conditions of a Mortgage (the "Mortgage") made by DANIEL OSBAN, a single man, as Mortgagor(s), to United Federal Credit Union, as Mortgagee. The Mortgage is dated October 28, 2022, and was recorded November 1, 2022, at Liber 1225, Page 683 of Cass County Records. The amount claimed to be due on said Mortgage and unpaid at the date of this Notice is TWO HUNDRED FIFTY THOUSAND NINE HUNDRED TWENTY-NINE AND 94/100 ($250,929.94) DOLLARS, including interest on the applicable indebtedness at a rate of 5.875% per annum. This sum will increase as additional interest, costs, expenses, and attorney fees accrue under the Mortgage and its related note and which are permitted under Michigan law after the date of this Notice. No legal or equitable proceedings have been instituted to recover the debt secured by the Mortgage, and the power of sale in the Mortgage has become operative by reason of the default. At the date and time as referenced previously in this Notice, the Mortgage will be foreclosed by a sale of the property herein described, or some part of them, at public auction, to the highest bidder, for the purpose of satisfying the amount due and unpaid on the Mortgage, along with interest due, the legal costs and charges of sale as allowed by statute and/or the Mortgage, and any taxes and insurance that the Mortgagee pays on or prior to the date of said sale. The property mentioned and described in the Mortgage, as located in the Township of Ontwa, County of Cass, and State of Michigan, are more particularly described as follows: The South 55 feet of Outlot "B", Lawndale, according to the recorded plat thereof as recorded in Liber 1, page 226, Cass County Records. Excepting Beginning at the Southeast corner thereof; thence North 89° 56' West along the Northerly line of Oak Street, 165 feet; thence Northerly, 55 feet; thence South 89° 56' East, 165 feet to the West line of Cherry Lane; thence South, 55 feet to the point of beginning; Address: 24268 Oak Street, Edwardsburg, MI 49112; Tax Parcel No.: 14-090-185-020-00; together with all existing or subsequently erected or affixed buildings, improvements, and fixtures; all easements, rights of way, streets, roads, alleys, and public places, privileges, and appurtenances, public or private, now or later used in connection with the premises; and all rights to make divisions of the land that are exempt from the platting requirements of all applicable land division or platting acts, as amended from time to time. Attention Purchasers: the foreclosing Mortgagee reserves the right to cancel the sale prior to sale or to rescind this sale at any time. In that event, your damages, if any, will be limited solely to the return of the bid amount tendered at the sale, plus interest. If the mortgaged property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention Homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. The length of the redemption period will be six (6) months from date of sale, unless the redemption period is shortened pursuant to MCL 600.3241a or MCL 600.3238, in which case the redemption period shall be 30 days from the date of sale or as otherwise provided by statute. DATED: February 14, 2026, ANDREW W. BARNES (P70571) BUTZEL LONG P.C. ATTORNEYS FOR UNITED FEDERAL CREDIT UNION 317 Center Street South Haven, MI 49090 269-287-2010
(02-14)(03-07)

Synopsis of the Minutes of the Ontwa Township Board of Trustees

Monday, February 9, 2026, The regular meeting of the Ontwa Township Board of Trustees was called to order at 6:00pm.

Pledge of Allegiance
Roll Call
Approval of the Agenda
Public Comment
Approval of Consent Agenda
Commissioner's Report: Commissioner Marchetti
Committee Board Reports:
* Wastewater - Brigid Forlenza
* Zoning Administrator Report - Dawn Bolock
* Ambulance - Trustee Stutsman
* Buildings & Grounds - Trustee Stutsman
* Planning Commission - Trustee Stutsman
* Township Roads - Trustee Kozinski
* Parks Board - Trustee Kozinski
* Police - Trustee Marchetti
* Adamsville Cemetery Board - Supervisor Christensen
* Fire Board - Clerk VanBelle

Old Business:
New Business: Proclamation America 250 Anniversary, Wastewater Detroit Pump
Schedule of Township meetings: Township Board meeting will be March 9th, Ambulance Board February 11th, Police Board February 12th, Planning Commission Meeting March 4th, Wastewater Board Meeting February 25th.
Meeting Adjourned 6:27pm Minutes of Board of Trustee meetings may be found on the Township website: www.ontwatwp.org

Respectfully submitted by Tina VanBelle, Ontwa Township Clerk

POKAGON TOWNSHIP BOARD OF REVIEW MEETING 2026

Pokagon Township Board of Review will meet to hear appeals of the 2026 Assessments at:
Pokagon Township Hall 30683 Peavine St. Dowagiac, MI 49047
Tuesday March 3rd 5:30 P.M. Organizational Meeting, No Appeals
Monday March 9th 9 A.M. To 12 Noon & 1 P.M. to 4 P.M.
Thursday March 12th 1:30 P.M. To 4:30 P.M. & 6:00 P.M. to 9:00P.M.
Residents and Non-Residents my protest by letter and must be received by March 12th, 2026

Beginning factors and ratios for each class of property are as follows:
Tentative Ratio % Factor **Industrial** 47.17 1.0600
Agriculture 49.23 1.0156 **Residential** 52.48 0.9527
Commercial 47.83 1.0454 **Personal** 50.00 1.0000

Assessments have been adjusted to result in an anticipated multiplier of 1.0000 for each class. With proposal A in effect the Taxable Values, excluding new construction and transfers of ownership are capped at the rate of inflation, 2.7%.

Linda Preston
Pokagon Township Supervisor

PUBLIC NOTICE
SILVER CREEK TOWNSHIP
PUBLIC HEARING ON PROPOSED TAX MILLAGE

All interested citizens of Silver Creek Township are hereby notified, pursuant to MCL 141.412 that the Silver Creek Township Board of Trustees will hold a Public Hearing on the proposed Township Budget for Fiscal year 2027 on Thursday, **March 12th, 2026 at 6:30pm**, along with our regular monthly meeting. This meeting will be held at the Township Hall:

32764 Dixon St, Dowagiac MI 49047.

A copy of the budget is available for public inspection online and at the Clerk's Office.

The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.

The Silver Creek Township board will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 5 days' notice to the Silver Creek Township board. Individuals with disabilities requiring auxiliary aids or services should contact the Township board by writing or calling the following: Clerk Jess Honn, 32764 Dixon St, Dowagiac, MI, 269- 424-3025 x4.

TAX MILLAGE
Jessica Honn
Silver Creek Township Clerk

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 4, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Pamela Mersereau, unmarried woman, to Fifth Third Bank, National Association, Mortgagee, dated November 2, 2022 and recorded November 18, 2022 in Liber 1226, Page 465 Cass County Records, Michigan. There is claimed to be due at the date hereof the sum of Forty-Three Thousand Sixty-Six and 91/100 Dollars ($43,066.91).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 4, 2026.
Said premises are located in the City of Dowagiac, Cass County Michigan, and are described as:
Lot 114, Hopkin's Addition to the City of Dowagiac, Cass County, Michigan, according to the plat thereof recorded in Liber 1 of Plats, Page 16, Cass County Records.
401 1st Ave, Dowagiac, Michigan 49047
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000070
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

NOTICE OF FORECLOSURE BY ADVERTISEMENT. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in CASS County, starting promptly at 10:00 AM, on March 18, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. MORTGAGE INFORMATION: Default has been made in the conditions of a certain mortgage made by Stefon Luckey, a single man, whose address is 215 W. State Street, Cassopolis, Michigan 49031, as original Mortgagors, to Mortgage Electronic Registration Systems, Inc., as nominee for Rocket Mortgage LLC f/k/a Quicken Loans, LLC, being a mortgage dated September 10, 2021, and recorded on September 16, 2021 in Liber 1203 Page 1781, Cass County Records, State of Michigan and then assigned to Rocket Mortgage, LLC f/k/a Quicken Loans, LLC, as assignee as documented by an assignment dated November 11, 2025 and recorded on November 13, 2025 in Liber 1268 Page 1460, Cass County Records, Michigan, on which mortgage there is claimed to be due at the date hereof the sum of SIXTY-NINE THOUSAND FIVE HUNDRED THIRTY-FOUR AND 77/100 DOLLARS ($69,534.77). Said premises are situated in the Village of Cassopolis, County of Cass, State of Michigan, and are described as: LOT NUMBER 4 AND THE WEST ONE-HALF OF LOT NUMBER 9, BLOCK 1 SOUTH, RANGE 2 WEST, IN THE ORIGINAL PLAT OF THE VILLAGE OF CASSOPOLLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF DEEDS, PAGE 575, CASS COUNTY RECORDS. Street Address: 215 W. State Street, Cassopolis, Michigan 49031 The redemption period shall be 6 months from the date of such sale, unless the property is determined abandoned in accordance with MCLA § 600.3241a in which case the redemption period shall be 30 days from the date of the sale. If the property is sold at a foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCLA § 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. ATTENTION HOMEOWNER: IF YOU ARE A MILITARY SERVICE MEMBER ON ACTIVE DUTY, IF YOUR PERIOD OF ACTIVE DUTY HAS CONCLUDED LESS THAN 90 DAYS AGO, OR IF YOU HAVE BEEN ORDERED TO ACTIVE DUTY, PLEASE CONTACT THE ATTORNEY FOR THE PARTY FORECLOSING THE MORTGAGE AT THE TELEPHONE NUMBER STATED IN THIS NOTICE. Dated: February 14, 2026, For more information, please contact the attorney for the party foreclosing: Robert A. Blumberg (P87490), Johnson, Blumberg, & Associates, LLC, 30 North LaSalle St., Suite 3650 Chicago, Illinois, 60602. Telephone: (312) 541-9710 File No.: MI 26 6967
(02-14)(03-07)

PUBLIC NOTICE SILVER CREEK TOWNSHIP 2026 MARCH BOARD OF REVIEW

The Silver Creek Township March Board of Review for 2026 will be held at the Silver Creek Township Hall, 32764 Dixon St, on the following dates:

March 3rd, 2026 (10:15a-11:15a) = **Organizational Meeting-No Appeals**
March 9th, 2026 (9:00a-12:00p & 1:00p-4:00 pm) = **Appeal Hearing***
March 11th, 2026 (2:00p-5:00p & 6:00p-9:00p) = **Appeal Hearing***
March 14th, 2026 (9:00a-12:00 noon) = **Appeal Hearing**

* By Board resolution, residents are able to protest by letter, provided protest letter is received prior to March 14th, 2026

The tentative ratios and the estimated multipliers for each class of real property and personal property for 2026 are as follows:

Class	Ratio	Factor	Class	Ratio	Factor
*Agricultural	48.54%	1.0301	*Commercial	45.32%	1.1033
*Residential	46.08%	1.0851	*Industrial	42.68%	1.1715
*Personal Property	50.00%	1.0000			

American With Disabilities (ADA) Notice
The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon (5) days' notice. Contact: (Jess Honn 269-424-3025 x4)

Anne Richmond Jess Honn, Assessor Clerk

Notice of Foreclosure by Advertisement

Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, on March 18, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:
Name(s) of the mortgagor(s): Jayneth Nelson, a married woman
Original Mortgagee: Household Finance Corporation III
Foreclosing Assignee (if any): Citigroup Mortgage Loan Trust 2018-B
Date of Mortgage: March 15, 2002
Date of Mortgage Recording: March 20, 2002
Amount claimed due on date of notice: $31,566.80
Description of the mortgaged premises: Situated in Village of Vandalia, Cass County, Michigan, and described as: Lots 20 and 21, 3rd Addition, Village of Vandalia
Common street address (if any): 18164 W State St, Vandalia, MI 49095-9701
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: February 14, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515
1584134 (02-14)(03-07)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 4, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Lucas Stover and Ashley Stover, husband and wife, as tenants by the entirety, to Mortgage Electronic Registration Systems, Inc., as nominee for Zillow Home Loans, LLC, Mortgagee, dated August 11, 2023 and recorded August 21, 2023 in Liber 1236, Page 705 Cass County Records, Michigan. Said mortgage is now held by NewRez LLC, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Fourteen Thousand Two Hundred Forty-Five and 80/100 Dollars ($214,245.80).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 4, 2026.
Said premises are located in the Township of Ontwa, Cass County Michigan, and are described as:
Lot(s) 1 of EAGLE HEIGHTS according to the plat thereof recorded in Liber 1-E of Plats, Page 268 of Cass County Records.
69002 Brady Rd, Edwardsburg, Michigan 49112
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000493
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 18, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Margaret L. Laird and Dianna L. Brugh, both unmarried, and Rita A. Baker and George A. Baker, married, joint tenants, to Beneficial Michigan Inc., Mortgagee, dated August 27, 2007, and recorded September 6, 2007, in Liber 964, Page 2386 Cass County Records, Michigan. Said mortgage is now held by Legacy Mortgage Asset Trust 2021-GS3, by assignment. There is claimed to be due at the date hereof the sum of Eighty Thousand Four Hundred Fifty-Five and 54/100 Dollars ($80,455.54).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 18, 2026.
Said premises are located in the Township of Howard, Cass County Michigan, and are described as:
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 28, TOWN 7 SOUTH, RANGE 16 WEST, WHICH IS NORTH 363.00 FEET FROM THE EAST QUARTER POST OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION AND CENTERLINE OF LEET ROAD, 150.00 FEET; THENCE NORTH 89° 41' WEST, 330.00 FEET; THENCE SOUTH, 150.00 FEET; THENCE SOUTH 89° 41' EAST, 330.00 FEET TO THE POINT OF BEGINNING. RESERVING AN EASEMENT OVER THE WESTERLY 33 FEET THEREOF FOR FUTURE ROADWAY PURPOSES.
1096 Leet Rd, Niles, Michigan 49120
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000257
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

RESERVE THIS SPACE TODAY!

0900 LEGALS

Economy Storage, 2206 Yankee Street, Niles, MI 49120. Auction Saturday February 28, 2026, at 10:00 a.m.
Unit # Name
9/185 Candy Whitmire
10 Charmin Kelly
12 Jody & Michael Purdy
21 Cecilia Dunifin
22 Amber Bedenfield
28 Emalee Anderson
37 Kayla Johnson
67 Jerome Jankowiak
78 Douglas Demmond
82 Erica Pitone
92 Robert Procopi
94 Joshua Thompson
114 Tellie Doan
125/179 Steve Kelley
145/467/468 Michael Merritt
148 Gloster Johnson
168 Gene Robertson
183 Cindy Fisher
184/66 Mary Anderson
190/306/533 Linda Nilson
191 Alan Smith
192 Patricia Yoder
228/367 Shawnette Booker
258 Briana Coon
259 Rose Mitchell
273 Tony Pompey
278 Chelsie Carlyle
284 Kathleen Peterson
324 Woodrow Bowers
328 Kevin Reed
338 Frances Lamagro
342 Terrence Moss
346 DaMonica Williams
356 Chase Molica
379 Bobbie Helms
389 Parnell Jenkins
398 Andre Love
410/534 Rebecca Coleman
416 Heidi Arbri
424 John Fry
427 McCade Reese
429 Aaron Haynes
442 Dawn Hojara
451 Jean Fitch
452 Tyler Mahar
515 Danielle Flenar
528 Ron Haynes
530 Justin Landis
541 Nicole Hurt
545 Candy Whitmire
556 Matt Mazingo
557 Michelle Richter
606 Zoltan Kovach
608 Robert Conner
638 Britney Stanczyk
665 Rodney Prescott
677/567 Julie Potate
678 Kat Domer

Niles U-Stor-It, 1314 E. Main Street, Niles, MI 49120. Auction Saturday February 28, 2026, at 10:30 a.m.
13 Jody & Michael Purdy
14 Brian Flick
28 Lawson Fink
47 Jasmine Collett
54 Cynthia Swisher
57 Nathan Haynes

J & J Storage, 2220 S. 13th Street and 2627 S. 11th Street, Niles, MI 49120. Auction Saturday February 28, 2026, at 11:00 a.m.
189A Erica Cutter
220A Susan Tanke
242A Angela Stites
165 Sharon Helms
168 Jerol Williams Jr.
227 Jennifer Nichols
228 Michael Hoadley
238/466 James Diss
250 Robert Clayton/ Jessica Vissik
263 Tamara Holmes
292 The Woodshed Crafts
312 Joseph Mayo
327 Robert Davis
346 Joe Jones
377 Christy Stevens
451 Jacob Pegouskie
476 Michael Gentry
481 Natosha Libertowski
483 Michael Donoho

0900 LEGALS

HOWARD TOWNSHIP
BOARD OF REVIEW
The Organizational meeting will be held on Tuesday, March 3, 2026, at 1:30 pm at the Howard Township Hall, 1345 Barron Lake Road, Niles. No appeals of 2026 assessments will be heard at this time. The Board of Review will hear appeals on the 2026 assessments on Tuesday, March 10, 9:00 am - 3:00 pm and Wednesday, March 11, 3:00 pm - 9:00 pm. Resident and non-resident property owners may protest by letter if received by 5 pm on Wednesday, March 11, 2026. Estimated multipliers for each class of property for 2026 are as follows:

Agricultural……. .9907
Commercial……. 1.0927
Industrial…….1.0553
Residential……..1.0788

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027
The Township will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Township Clerk. If you require such aids or services and plan to appeal in person, please call the Township.
Shalice Northrop,
Howard Township Assessor

JEFFERSON TOWNSHIP
BOARD OF REVIEW
The Organizational meeting will be held on Tuesday, March 3, 2026, at 2:30 pm at the Jefferson Township Hall, 24725 Jefferson Center Street, Cassopolis. No appeals of the 2026 assessments will be heard at this time. The Board of Review will meet to hear appeals of 2026 assessments on Monday, March 9, 3:00 pm-9:00 pm and Monday, March 16, 9:00 am - 3:00 pm. Resident and non-resident property owners may protest by letter if received by noon on Monday, March 16, 2026. Estimated multipliers for each class of property for 2026 are as follows:

Agricultural…….1.0755
Commercial…….1.0996
Industrial…….1.0460
Residential…….1.0524

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027
The Township will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Township Clerk. If you require such aids or services and plan to appeal in person, please call the Township.
Shalice Northrop, Jefferson Township Assessor

PUBLIC NOTICE AUCTION
Niles Storage, 2457 Yankee St. Niles, MI 49120
February 21 @ 4:00 pm
Owner's lien - overdue rents

Unit # Name:
#103 Jasmine Lipscomb
Misc household items, luggage and 15+ totes.

0900 LEGALS

LAGRANGE TOWNSHIP
2026
BOARD OF REVIEW MEETING
Lagrange Township Hall 58253 M-62. Cassopolis, MI 49031
Organizational meeting March 3rd 3:30 P.M. to 4:30 P.M.
Monday, March 9th 2:00 P.M to 5:00 P.M. & 6:00 P.M. to 9:00 P.M.
Tuesday, March 17th 9:00 A.M. to Noon & 1:00 P.M. to 4:00 P.M.
Resident and Non-Resident taxpayers may send letters of protest and must be received by Wednesday, March 17th, 2026

Tentative	Ratio %	Factor
Agriculture	45.63	1.0958
Commercial	46.24	1.0813
Industrial	48.76	1.0254
Residential	42.77	1.1690
Personal	50.00	1.0000

Assessments have been adjusted to result in an anticipated multiplier of 1.0000 for each class. With proposal A in effect the Taxable Values, excluding new construction and ownership transfers are capped at the rate of inflation, 2.7%.

Brittany File
LaGrange Township Supervisor

To all interested persons, including,
Take Notice: The Contents of Storage Unit #58, located at Diamond Lake Self Storage, 22954 Diamond Cove Road, Cassopolis, Michigan 49031, will be sold via **online auction, beginning February 21, 2026, at 12:00 p.m. through March 6, 2026, at 12:00 p.m.**, on **storagetreasures.com**. Items to be sold will have pictures posted on Storagetreasures.com

PLEASE TAKE NOTICE
That a public hearing will be held by the Dowagiac City Planning Commission in the Council Chambers of the Dowagiac City Hall, 241 South Front Street, Dowagiac, Michigan 49047, on Monday, March 2, 2026, at 7:00 pm to hear comments on a Rezoning application for the property located at 414 West Street.
Legal descriptions:
.DW# 2334-7 LOTS 19, 20, & 21 EX PART LOT 21 DESC AS COM AT NW COR LOT 21 TH S 24 FT NELY TO NE COR LOT 21, W 132 FT TO BEG. ALSO LOT 23 EX N 62.5 FT MARY E WHITNEY'S ADDITION TO CITY OF DOWAGIAC
Amanda Sleigh
Assistant City Manager, 2/10/26

PUBLIC NOTICE
The non-profit corporation, Just Love Little Children, whose address is P.O. Box 482, Dowagiac, Michigan 49047, is dissolving. Pursuant to Section 842 of the Nonprofit Corporation Act, creditors of the corporation are notified that all claims against the corporation for payment of a monetary obligation, will be forever barred unless presented in writing to James E. Snow, P.O. Box 482, Dowagiac, Michigan 49047, by one (1) year from the date this notice is published. Claims must indicate the date of the debt, the purpose of the debt, the name and contact information of the creditor, and the amount of the debt. Receipt of a claim does not guarantee the validity of the claim.

0900 LEGALS

PUBLIC NOTICE
Jefferson Township Board of Trustees Regular Meeting Synopsis, February 12, 2026, Supervisor Hass called the meeting to order at 6:30 PM. Present: Brunner, Bundle, Gillam, Hass. Absent: Mendenhall.
REGULAR MEETING BOARD ACTION
• January 11, 2026 meeting minutes approved.
•Treasurer's Report given.
•Payment of bills authorized.
Respectfully submitted,
Valerie Locke, Clerk

Storage Unit Auction
28733 Middle Crossing Rd, Dowagiac, MI 49047
Auction-Wed, March 4th at 10a

Unit 5-misc. household items
Unit 13-misc. household items and clothes
Unit 30-wheelbarrow, desk and kids bike

Wayne Township Cass County, Michigan
Notice of Budget Hearing
The Wayne Township Board will hold a Budget Hearing on Monday, March 2, 2026, at 6:30 P.M. in the Wayne Township Hall at 53950 Glenwood Rd. This Budget Hearing will be for the Township's fiscal year 2026-2027 Township residences are welcome to attend.
The property tax millage rate proposed to be levied to support the proposed budget will be a subject of this hearing.
The Township shall levy the maximum amount allowed by the law. Township residents who wish to receive a copy of the proposed Township budgets should contact the Township Clerk at 269-782-7017.
Kurt Reich, Clerk , Wayne Twp

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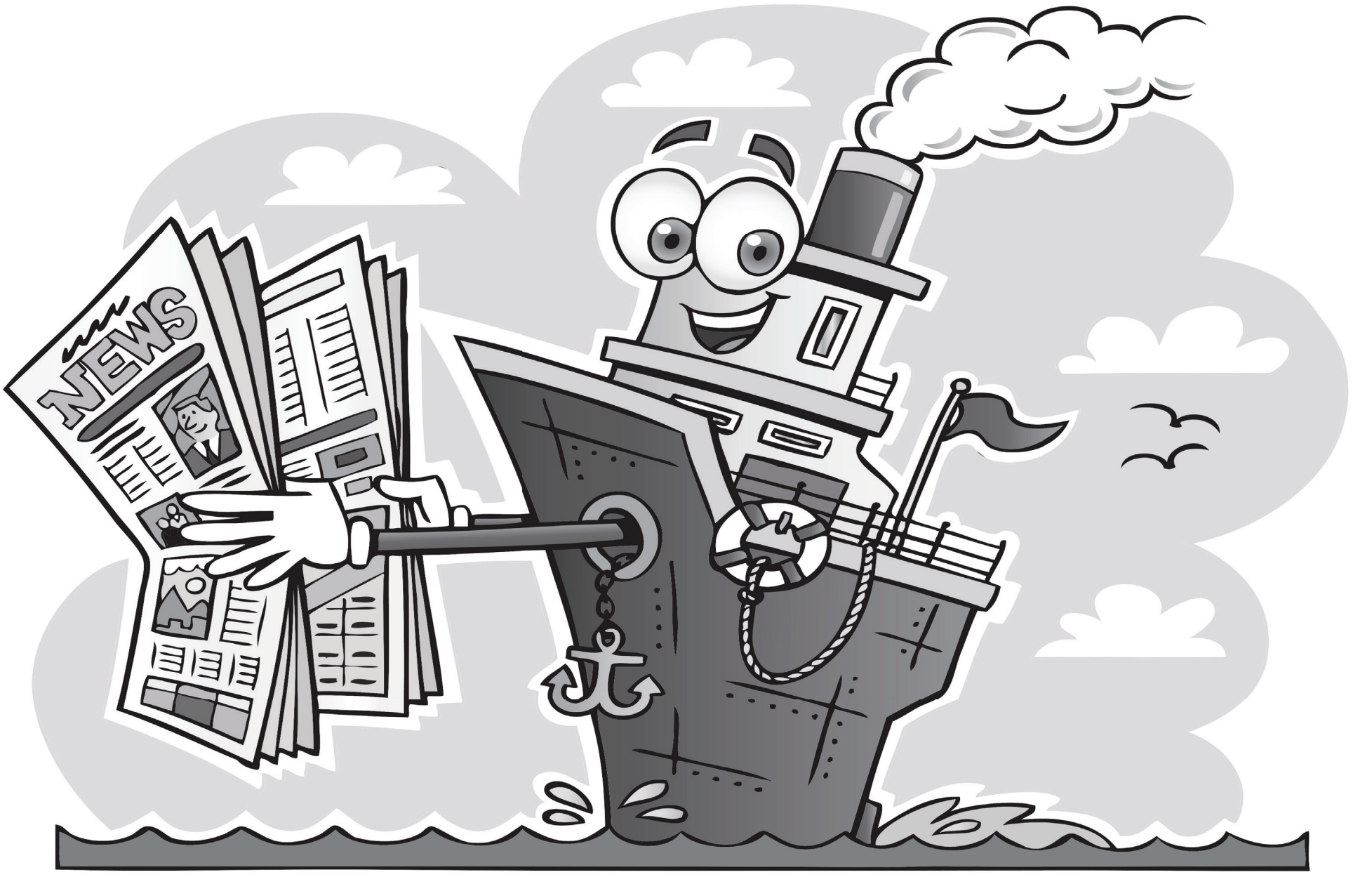

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Just in!! Fully service and ready to go
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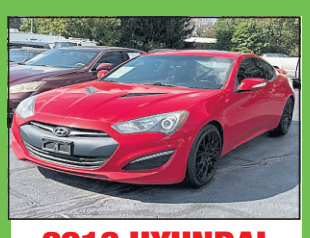
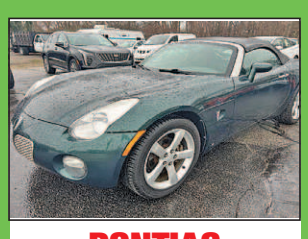
Ready to work on a budget.
Only $10,000

2017 CHEVY EXPRESS 2500
Cargo rack, full power options
Wholesale $13,700



2013 HYUNDAI GENESIS COUPE
Very rare, R-track pack
Only $13,900



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Low miles, great shape... Nice car to drive to car shows.
Only $13,900

2020 CHEVY MALIBU
Just in!! Only 112k miles & great on gas!
Wholesale $13,900

2019 DODGE CARAVAN SXT
Wholesale to EV-ERYONE!
Wholesale $14,600

2018 FORD EXPLORER
Save thousands!
Wholesale $14,620

2021 CHEVY MALIBU LS
Just in!! Great gas mileage
Wholesale $14,825

2016 BUICK LACROSSE
Just in!! Only 97k miles on this creampuff!
Only $14,900

2003 FORD THUNDERBIRD
Just in!! Showroom new
Only $14,900

2021 CHEVY TRAX LT AWD
Just in and fully loaded! Only 61k miles.
Wholesale $16,800

2019 KIA STINGER GT
It goes like a bat out of Haiti
Wholesale $18,700

2022 RAM 1500 CLASSIC 4 X 4
Ready to get to work at a low
Wholesale $18,700

2019 HONDA HRV AWD
Wholesale priced
Wholesale $19,125

2024 NISSAN SENTRA
Just in!! Like new for less!
Wholesale $19,775

2022 CHEVY TRAILBLAZER LT
Just in!! One owner, AWD with only 58k
Wholesale $19,875

2022 KEYSTONE CT3400
Like new but half the price
Wholesale $22,200

2021 CHRYSLER PACIFICA
Just in!! Low miles.
Wholesale $23,700

2023 NISSAN ALTIMA SR
1 owner, just in! Like new with a
$23,900

2025 MAZDA 3
Like new, one owner, only 17k miles!
Wholesale $25,500

2018 FORD F-150 XLT SUPERCAB
Just in!! Ecoboost
Wholesale $27,900

2021 CHEVY TRAVERSE PRE-MIER
Just in!! Fully loaded with all the options!
Wholesale $29,500

2023 CHRYSLER 300
Just in, off lease. 12,000 miles with every option
Wholesale $29,800

2022 CHEVY SILVERADO 1500 LT
1 owner, like new and 20” wheels!
$33,650

2020 CHEVY TAHOE LT
Just in and wholesale priced to move out
Wholesale $34,800

2024 FORD E-350 CARGO
16ft box trucks with miles in the 40’s. Like new for half the price. 2 left!
Wholesale $37,900

2020 RAM 3500 TRADESMAN
Rust free, Cummins diesel, flat bed
Wholesale $39,500

2022 CHEVY SILVERADO LT 1500
4 x 4, Only 26k miles, Like new!! One owner.
Wholesale $39,900

2024 FORD EXPLORER LIMITED
One owner! Like new with all the options and only 29k miles!
Wholesale $39,800

SEE A STAR IT’S A 1 OWNER CAR
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